

CROWN RANCH ESTATES SPECIFIC PLAN

SP01-001

CITY OF CORONA, CALIFORNIA

A project for:

**CROWN RANCH ESTATES
CORONA, CA**

Prepared by:

**CROWN RANCH ESTATES
AND
K & A ENGINEERING, INC
AND
ARMSTRONG & BROOKS CONSULTING ENGINEERS**

Adopted: September 2002

**AMENDMENTS TO THE CROWN RANCH ESTATES SPECIFIC PLAN
SP01-001**

CASE NO.	COUNCIL APPROVAL	DESCRIPTION/APPLICANT
SPA04-015	March 2, 2005 Ordinance No. 2754	Amendment to add 9.16 acres into the ER-35 designation with a new planning area number (Applicant: Franklin Investment Group)
SPA05-003	September 7, 2005 Ordinance No. 2783	Amendment to add 10 acres into the ER-35 designation and establish PA3 (Applicant: David and Catherine Hall)

TABLE OF CONTENTS

	<u>PAGE</u>
1. <u>Introduction</u>	
1.1 Location	5
1.2 Existing Conditions	5
A. Existing General Plan	5
B. Existing Zoning	5
C. Existing Land Use	9
D. Topography	9
E. Soils and Geology	9
F. Existing Circulation	11
G. Existing Easements and Dedications	11
H. Existing Biological/Archeological/Paleontological Issues	14-15
I. Policy 6	16
2. <u>Plan Consistency</u>	19
2.1 Conformance with State Government Code	19
2.2 Conformance with the City of Corona General Plan	20
2.3 Conformance with the Corona Municipal Code and Other City Standards	24
3. <u>Land Use Plan</u>	25
3.1 Residential Land Uses	25
4. <u>Development Standards</u>	27
4.1 General Provisions	27
4.2 Residential Development Standards	28
5. <u>Design Guidelines</u>	31
5.1 Perimeter Landscaping	31
5.2 Project Entries	31
5.3 Walls and Fences	32
5.4 Streetscapes	32
5.5 Architectural Guidelines	32
5.6 On Lot Trees	33
5.7 Front Yard Landscaping	33
6. <u>Circulation and Infrastructure</u>	44
6.1 Circulation Plan	44
6.2 Infrastructure Concept Plans	44
6.2.1 Sewer Conceptual Plan	44
6.2.2 Water Concept Plan	49
6.2.3 Drainage Concept Plan	49
7. <u>Conceptual Grading</u>	53
7.1 Grading Standards	53

8.	<u>Development Phasing and Financing</u>	60
8.1	Facilities Financing Plan	60
	A. Public Financing	60
	B. Maintenance Financing	60
8.2	Temporary Facilities	60
9.	<u>Implementation</u>	88
9.1	Specific Plan Amendments	88
9.2	Administrative Action	88
9.3	Design Review	89
9.4	Final Maps	89
10.	<u>Appendix</u>	
	City of Corona Ordinance # 2602	

LISTS OF EXHIBITS

			PAGE #
Exhibit 1-1	-	Vicinity Map	6
Exhibit 1-2	-	Existing General Plan	7
Exhibit 1-3	-	Existing Zoning	8
Exhibit 1-4	-	Existing Topography	10
Exhibit 1-5	-	Existing Circulation	12
Exhibit 1-6	-	Existing Easements and Dedications	13
Exhibit 1-7	-	Policy 6	17
Exhibit 1-8	-	Sage Scrub/Eucalyptus	18
Exhibit 3-1	-	Land Use Plan	26
Exhibit 5-1	-	Perimeter Street Sections (Crown Ranch Road)	34
Exhibit 5-2	-	Perimeter Street Sections (Gilbert Avenue)	35
Exhibit 5-3	-	Private Street Sections	36
Exhibit 5-4	-	Gated Entry	37
Exhibit 5-5	-	Crown Ranch Road Theme Wall	38
Exhibit 5-6	-	Gilbert Avenue Theme Wall	39
Exhibit 5-7	-	Wall Locations	40
Exhibit 5-8	-	Interior Lot Fencing	41
Exhibit 5-9	-	Street Light Location	42
Exhibit 5-10	-	Street Light Standard	43
Exhibit 6-1	-	Conceptual Circulation Plan	45
Exhibit 6-2	-	“Deleted”	46
Exhibit 6-3	-	“Deleted”	47
Exhibit 6-4	-	Conceptual Sewer Plan	48
Exhibit 6-5	-	Conceptual Water Plan	50
Exhibit 6-6	-	Storm Drain Concept Plan	52
Exhibit 7-1 thru 7-4		Conceptual Individual Pad Grading	54-57
Exhibit 7-5	-	Conventional Lot Grading	58
Exhibit 7-6	-	Grading Technique	59
Exhibit 8-1 (A-F)		Circulation Phasing Plan	61-66
Exhibit 8-2 (A-F)		Sewer Concept Phasing Plan	67-72
Exhibit 8-3 (A-F)		Water Concept Phasing Plan	73-78
Exhibit 8-4(A-F)		Storm Drain Concept Phasing Plan	79-84
Exhibit 8-5	-	H.O.A. Maintained Facilities – Planning Areas 1 & 3	85
Exhibit 8-6	-	H.O.A. Maintained Facilities – Planning Area 2	88

1. INTRODUCTION

The Crown Ranch Estates Specific Plan provides the City of Corona with plans, regulations and guidelines to create a high quality, private, community in South Corona. The Crown Ranch Estates Specific Plan has three planning areas, Planning Area 1, Planning Area 2, and Planning Area 3. This Specific Plan provides for the creation of large, single family residential lots on a total of approximately 81.7 acres with 62.4 acres in Planning Area 1, 9.2 acres in Planning Area 2 and, 10.1 acres in Planning Area 3. Historically, this land has been used to grow citrus. However, over one-half of existing land has been cleared and is now open fields.

Crown Ranch Estates is designed to provide a choice to individuals and/or families desiring a gated community in Planning Area 1, while potentially attracting business owners who are considering relocating to our community. Although Planning Area 3 does not contain gates, it is accessed from Planning Area 1. As an alternative choice, Planning Area 2 is not gated.

1.1 Location

Crown Ranch Estates consists of approximately 81.7 contiguous acres of land located between Crown Ranch Road and Gilbert Ave. and easterly of Gilbert Avenue in the South Corona area. The property is bordered by citrus groves, 2 homes and vacant land on the north; and citrus groves, the foothills of the Cleveland National Forest, and one home on the south; and City of Corona's Reservoir Tank on the east. The site offers great views of the City of Corona as well as the vistas of the Cleveland National Forest, the Ontario/Chino Valley area and the San Bernardino Mountains. Exhibit 1-1 shows the general location of this project.

1.2 Existing Conditions

The Crown Ranch Estates Specific Plan is designated to be compatible with the existing environmental conditions as well as the pattern of existing and approved land uses for the area. This section describes the current site conditions.

A. Existing General Plan

The subject site is located within the South Corona Community Facilities Plan (CFP). The land use designation for this area is Estate with permitted densities from 0 to 3 du/ac and a target density of 1.47 du/ac in all Planning Areas. In a portion of Planning Area 3, the General Plan land use designation is Rural Residential II – 0.5 to 1 du/ac. The proposed density of the Crown Ranch Specific Plan is 0.96 du/ac in Planning Area 1 and 1.09 du/ac in Planning Area 2 and 0.99 in Planning Area 3 with an average density of 0.99 du/ac, which is well within the allowed density range and below the target density. Exhibit 1-2 indicates the existing General Plan for this area.

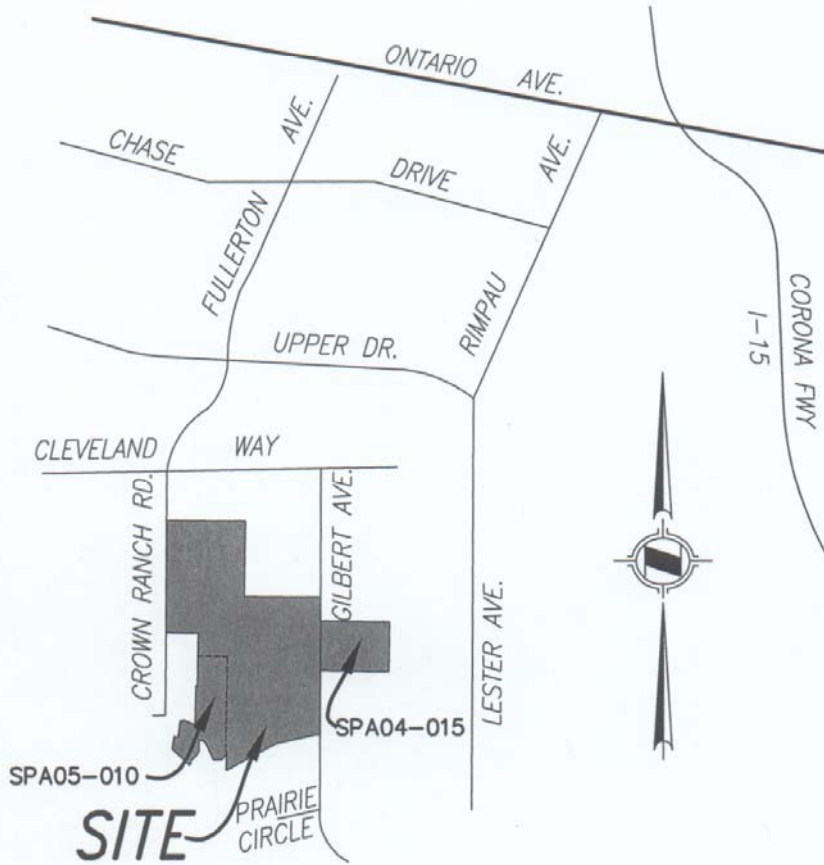
B. Existing Zoning

The property is currently zoned as Agricultural (A) in all Planning Areas and Hillside (HD) in Planning Area 3. Most of the surrounding properties are Agricultural (A). Properties have been rezoned in this area to the R-1A (1 acre lots), R-1-20.0 (1/2 acre lots) and the Mountain Gate Specific Plan provides for 1 acre lots and 7200 SF lots to the north of this project on the north side of Cleveland Way. Exhibit 1-3 illustrates the existing zoning for the surrounding area.

The Specific Plan would replace the existing Agricultural (A) zoning with the development standards as defined herein.

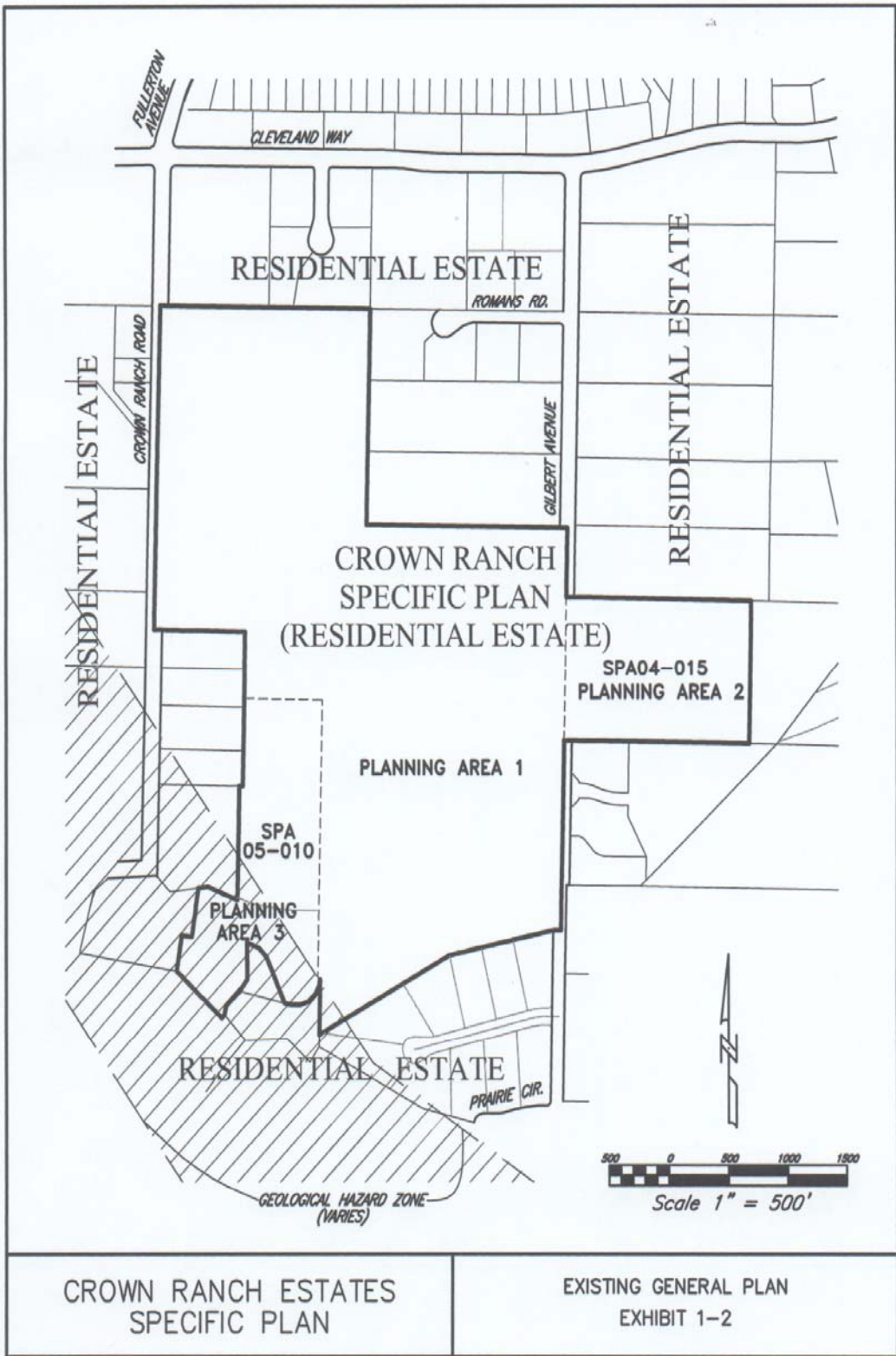
VICINITY MAP

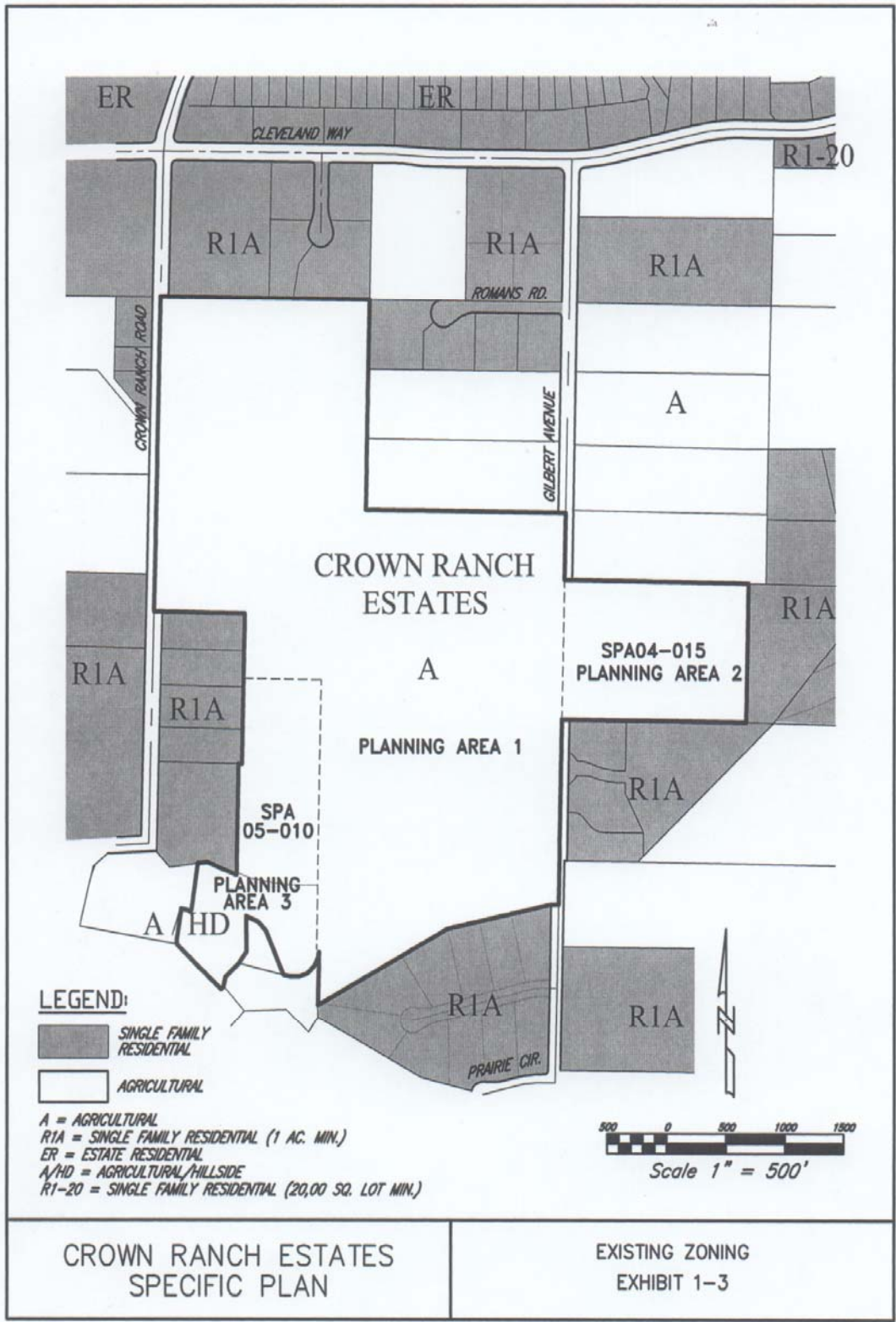
N.T.S.



CROWN RANCH ESTATES
SPECIFIC PLAN

CONCEPTUAL
VICINITY MAP
EXHIBIT 1-1





CROWN RANCH ESTATES
 SPECIFIC PLAN

EXISTING ZONING
 EXHIBIT 1-3

C. Existing Land Use

The site currently consists of approximately 40 acres of open fields (where citrus groves have been removed) and approximately 42 acres of citrus and/or avocado groves. Portions of the existing groves are now being farmed and some are planned for future grove removal. There are currently four existing home sites within the Specific Plan area which will remain within new lots which will be created through the subdivision of this project.

D. Topography

Crown Ranch Estates lies at the foot of the most northern extension of the Santa Ana Mountains, which divide coastal Orange County from western Riverside County. Most of the project lies on an alluvial terrace that begins at the base of these mountains and falls northerly with a gentle slope averaging approximately 6%. There is a small bluff, which bisects the site from north to south within the western portion of the site with a drop off to the west of approximately 20 feet. The southwesterly portion of the project is steeper in grade with existing slopes varying from approximately 10% to 50%. The existing topography is illustrated on Exhibit 1-4.

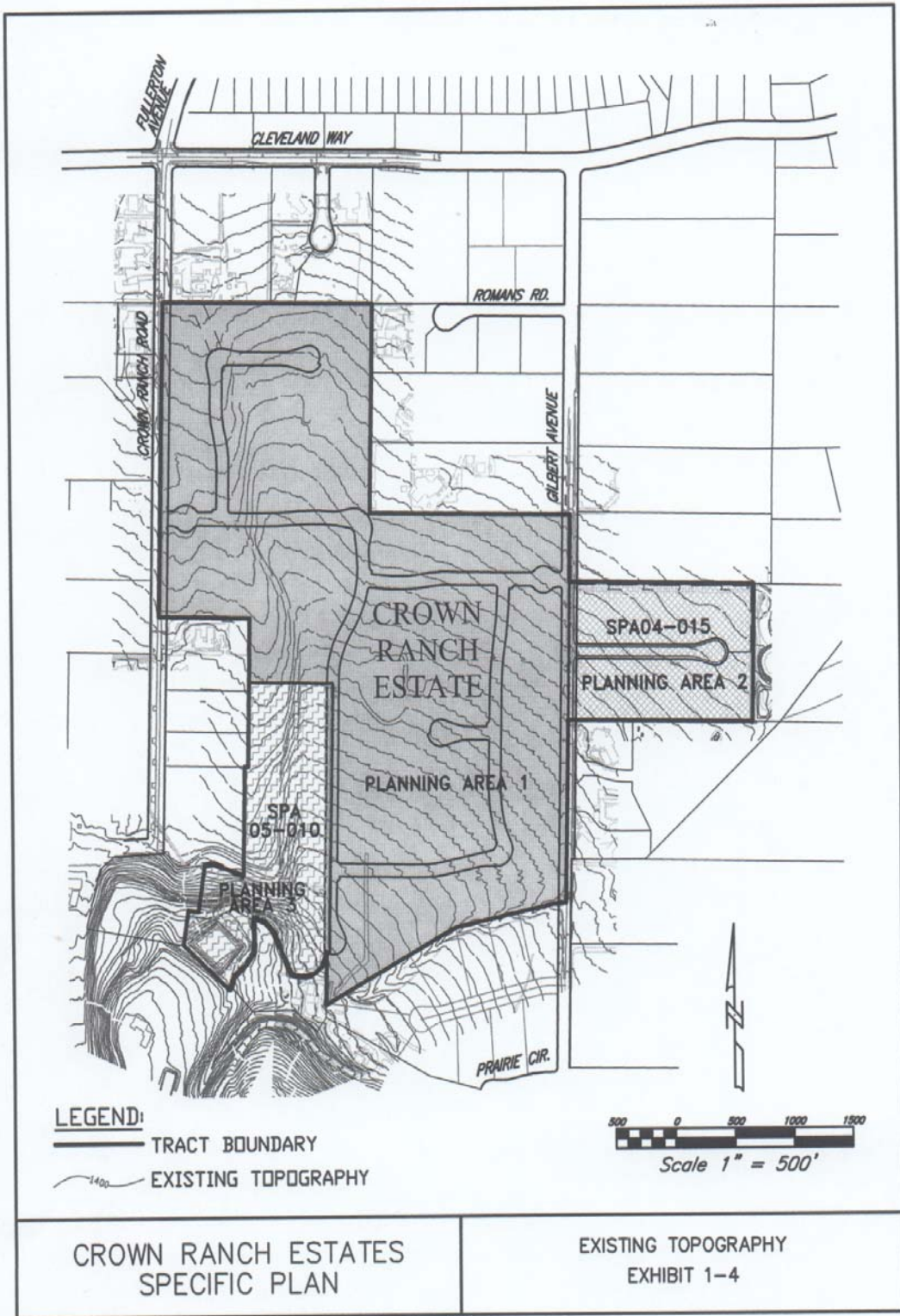
E. Soils and Geology

Based upon a review of the South Corona Community Facilities Plan and geotechnical reports for nearby developments, most of the Crown Ranch Estates Specific Plan is underlain by late Pleistocene alluvial fan deposits. These deposits consist primarily of sands and silts interspersed with gravel and cobbles. Typically the maximum depth of these alluvial deposits can exceed 200 feet. The steeper areas in the southwestern portion of the Specific Plan area are underlain by the Silverado Formation. This Paleocene age formation consists of primarily sandstone, conglomerate, and siltstone and shale.

Generally, the soils within the Specific Plan area exhibit a low to very low expansiveness. Based upon analysis of the local area it is unlikely that the soil conditions present any significant constraints for development. However, a detailed geotechnical review will be required prior to any grading or construction within the Specific Plan area. The recommendation of this review must be followed during grading and construction.

Being located in Southern California, the Crown Ranch Estates Specific Plan is located in a region of generally high seismicity. This site has the potential to experience moderate to high ground shaking during seismic events. The secondary seismic hazards such as liquefaction, lateral spreading, seismic triggered landslides or rockslides while not likely will be studied in conjunction with the above noted geotechnical review prior to map recordation.

The most southwestern portion of the site is located within an Alquist-Priolo Special Studies fault zone. Fault traces, which are expected to occur within this



fault zone, belong to the Whittier-Elsinore faults system. The Elsinore fault and the Chino fault are members of this system and cross through this zone at the southwestern portion of the Crown Ranch Specific Plan.

Prior to development a soils/geotechnical report shall be required. The report will include, but will not be limited to, the fault location within the Aiquist-Priolo Zone and a Phase I environmental analysis.

Prior to issuance of any grading permit or construction of public improvements, whichever comes first, a letter will be required from a qualified botanist, plant taxonomist, or field biologist (with strengths in native plants) stating that the investigation and eradication of *Lepidospartum Aquamatum* (Scale Broom Weed) has been completed.

F. Existing Circulation

The local area surrounding the proposed Crown Ranch Estates is served by Crown Ranch Road and Gilbert Avenue, as shown on Exhibit 1-5. These two roadways extend southerly from Cleveland Way and are only partially improved to serve this rural neighborhood.

Cleveland Way is currently improved along the northern half width + 10' from Fullerton Avenue to several hundred feet east of Gilbert Avenue.

The primary access point to this area of South Corona is Fullerton Avenue, which continues north from Cleveland Way and joins into the existing infrastructure roadways of South Corona.

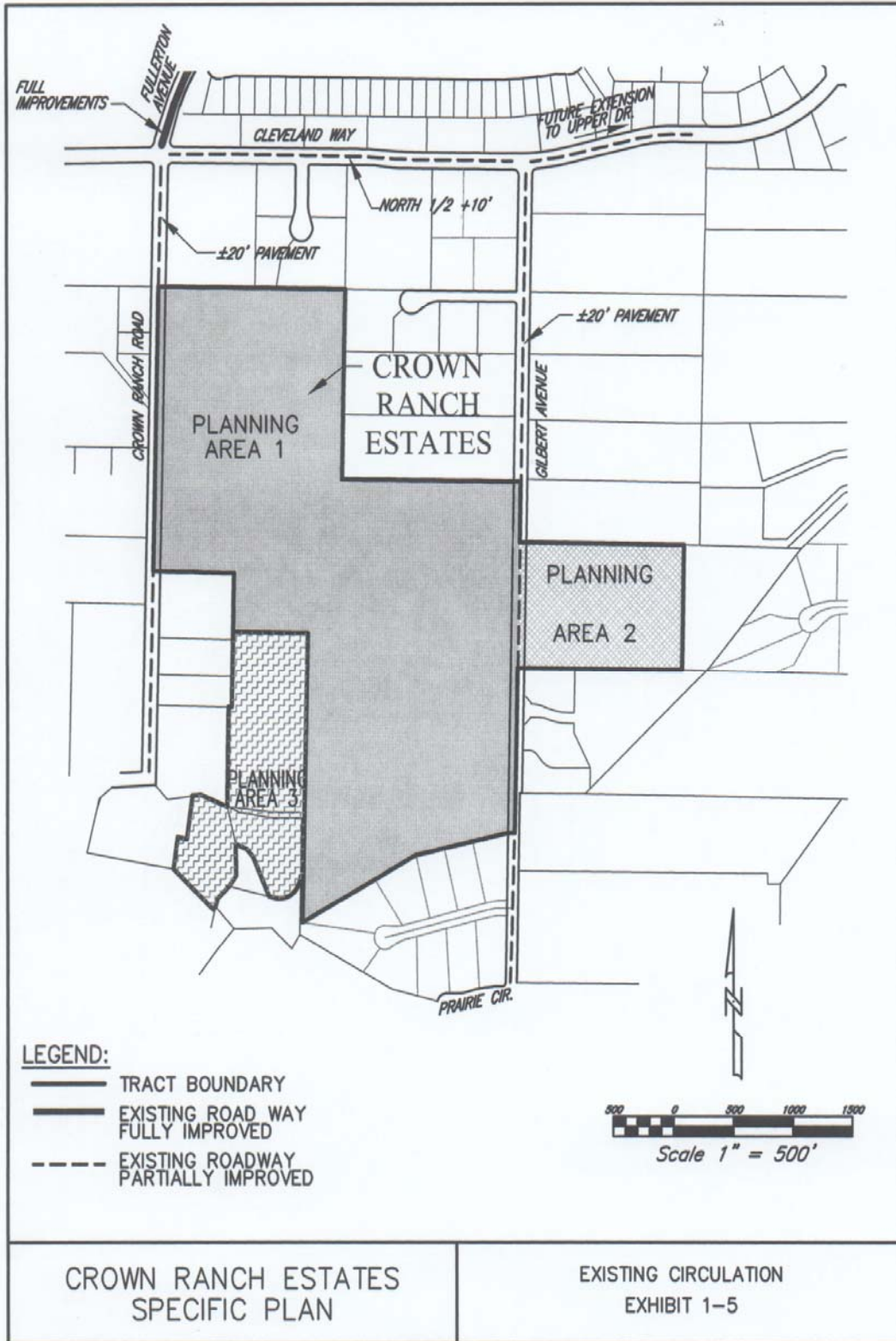
G. Existing Easements and Dedications

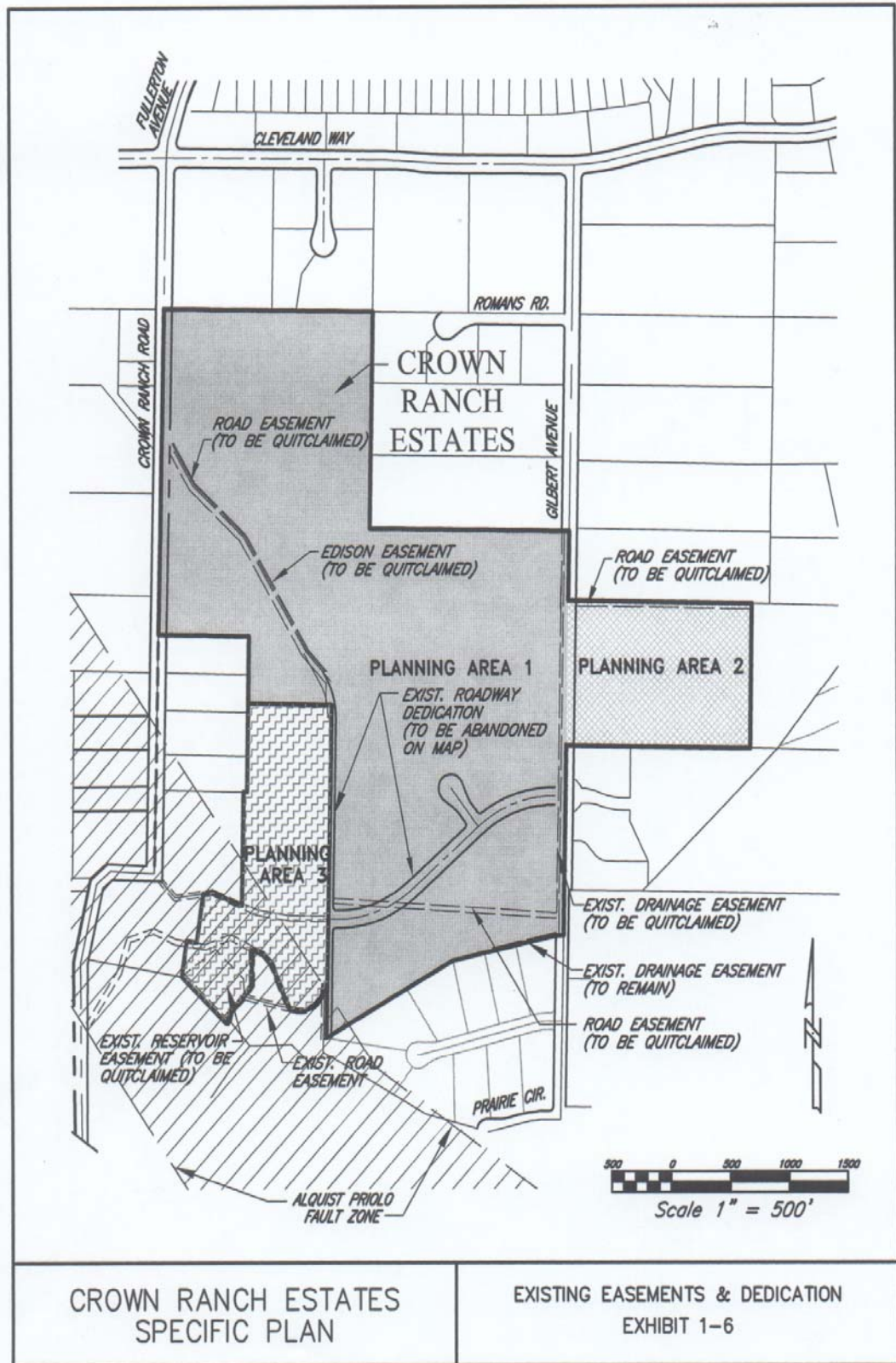
1) Crown Ranch Road and Gilbert Avenue

Dedications exist for Gilbert Avenue and Crown Ranch Road across the project frontage. These dedications are currently at 30' half widths for this area. An additional dedication for Gilbert Avenue, to a west V width of 32' and total width of 64' west of Planning Area 2, is proposed in conjunction with the proposed development.

2) Onsite Roadways

Dedications exist for Husein Road, Austin Circle and Jameson Drive within the southern portion of the Crown Ranch Estates Specific Plan. These roadways have not been improved and have not been accepted by the City of Corona. These roadway dedications shall be abandoned in conjunction with the recordation of the final tract map for this area of the project. These roadway dedications are shown on Exhibit 1-6.





3) Existing Easements

Existing easements traverse the site from, and within, the existing dedication for Jameson Drive northwesterly to Crown Ranch Road. There is an existing easement north of Planning Area 2 for road access. These easements will be quitclaimed prior to development of this project.

Other drainage and/or utility easements will be quitclaimed in conjunction with the normal development process as the ultimate drainage or utility components are constructed. Key easements are shown in Exhibit 1-6.

H. Existing Biological/Archaeological/Paleontological Issues **Planning Area 1**

Crown Ranch Estates (CRE) retained L & L Environmental, Inc. (L & L) to conduct a general biological Resources Assessment and a Phase I archaeological study and paleontological records search on the project site.

Biological Survey

The purpose of the biological survey (dated Oct 20, 2000) was to identify possible biological resources, determine the presence or absence of special status species, and to evaluate the effects of the proposed project conceptual design on any biological resources.

There were seven distinctive vegetative communities found on the project site: Citrus/avocado orchard (31.43 acres), Ruderal/abandoned orchard (18.49 acres), Developed/road (6.25 8 acres), Non-native grassland (0.43 acres), alignments of Eucalyptus woodland (0.51 acres), and disturbed Coastal (Riversidean) sage scrub (0.18 acres).

Sixty-six (66) special status species were identified as potentially occurring in the project vicinity. Of these, thirty-three (33) species have a high or moderate potential of occurrence on the project site. Sixty-one (61) species of plants, nine (9) reptiles, twenty (20) birds, and three (3) mammals were observed on the project site during the survey. Of the observed species, none are regarded as special status species Four (4) vegetative communities were identified as potentially occurring in the project vicinity, but none were located in the project area.

The results of the biological survey was one vegetative community was identified within the project boundaries that are under jurisdiction of federal and state regulatory agencies: Coastal (Riversidean) sage scrub (CSS) shown on exhibit #1-8. The amount of CSS acreage within the project area is quite small (0.18 acres located along the south project boundary) and is considered disturbed, therefore is not considered an issue.

L & L Environmental Inc. recommended mitigating measures to minimize adverse effects of the project.

- If the construction plans cannot be designed to avoid the areas of CSS habitat within a minimum of 50 feet, a focused California gnatcatcher (CAGN) survey will be required and construction monitoring by a qualified biologist to verify that the CAGN may be required.
- If the construction development will occur in the spring-summer nesting season for raptors, and the eucalyptus stand cannot be avoided, a pre-construction nesting survey should be conducted to verify the presence or absence of nesting raptors on site, and a clearance letter for this issue may be required.
- Based on the presence of a drainage along the southern boundary, the proposed project may have the potential to affect “Waters of the United States.” If that on-site drainage cannot be avoided by the project design, a wetland delineation is recommended.

Archaeological & Paleontological

The purpose of the archaeological study and paleontological records search (dated March 27, 2001), was to identify all potentially significant cultural resources situated within that portion of the project boundary planned for development.

The results of the archaeological records search located no archaeological sites within the confines of the project boundary.

Even though Crown Ranch Estates is considered potentially a *Not Significant* site, L & L Environmental Inc. has recommended a mitigation program to mitigate for adverse effects during construction.

- An archeological and Paleontological monitor be used during the clearing, grubbing and top soil removal phase of construction and that a final report of finding be prepared and submitted to the City and to other appropriate parties.

Other Biological Issues

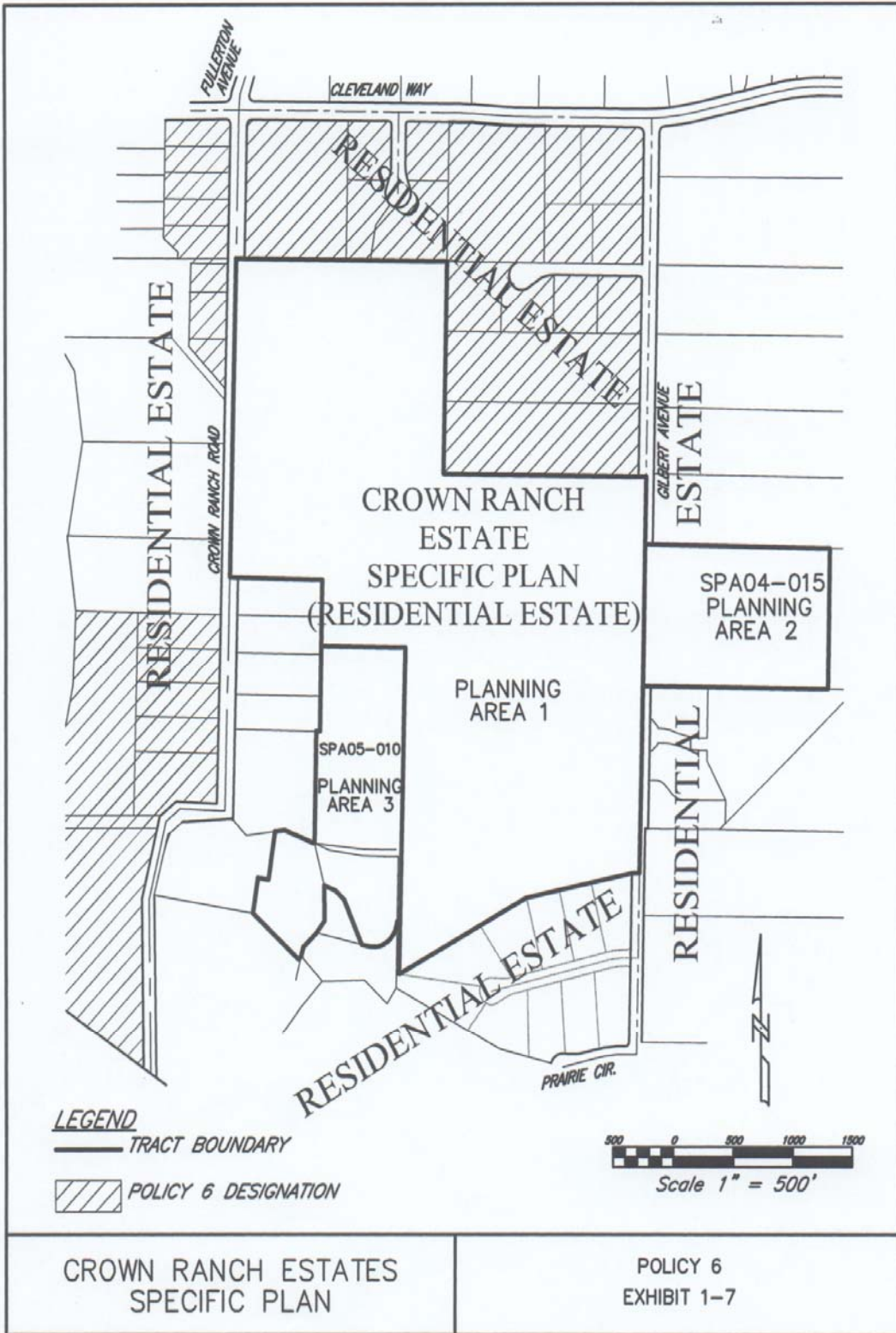
1. There are Eucalyptus trees within the limits of the project as shown on Exhibit # 1-8. Some of these trees will need to be removed as part of the development of the project. However, many of the trees are diseased and old and will need to be removed soon whether or not Crown Ranch Estates develops. Prior to development, a WCISA Certified Arborist will perform

a hazard evaluation of those trees not planned for removal as part of the development and the recommendations shall be followed.

I. Policy 6

Several properties adjacent to the Crown Ranch Estates Specific Plan are designated as Policy 6 pursuant to the Community Facilities Plan. These properties are illustrated on Exhibit 1-7.

The proposed development adjacent to or immediately across the street from these properties will be designed in conformance with the requirements of Policy 6 and will therefore be designed with a minimum lot size equal to 90% of the adjacent Policy 6 designated lot (with a maximum of 1 acre (40,000 sf net)) and will be restricted to a maximum of two story structures and single story structures will be limited to a maximum height of 25 feet.



CROWN RANCH ESTATES
SPECIFIC PLAN

POLICY 6
EXHIBIT 1-7



2. PLAN CONSISTENCY

2.1 Conformance with State Government Code

California Government code Section 65451 identifies the following as requirements that should be included and defined in a Specific Plan.

- A. A Specific Plan shall include a text and a diagram or diagrams specifying all of the following in detail:
 1. The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 2. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the Plan. Transportation components addressed should include mass transit and any programs and standards established by the Riverside County Transportation Commission or congestion management programs, which may be applicable for a project of this scope.
 3. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable. This should also include Provisions for compliance with the Federal Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) requirements, and the Storm Water Pollution Prevention Plan (SWPPP).
 4. A program of implementation measures including regulations, programs, public infrastructure fees, reimbursements of financing measures necessary to carry out paragraphs 1 through 3 above.
- B. The specific plan shall include a statement of the relationship of the Specific Plan to the General Plan.

The Crown Ranch Estates Specific Plan demonstrates conformance with the State of California Government Code requirements by providing the following elements:

- The Specific Plan text details the planning concept, permitted uses and densities, and it provides a Land Use Plan that illustrates the land use of the project.
- The Specific Plan describes in detail the required public facilities and their location within the project area.
- The Specific Plan describes development standards within the plan area.

- A detailed program of implementation measures has been provided in Section 7.0 of the Specific Plan text.
- The relationship of the Specific Plan and General Plan is discussed within the following section. The Specific Plan addresses how the Crown Ranch Estates Specific Plan meets the goals of the General Plan.

2.2 Conformance with the City of Corona General Plan

The City of Corona’s planning process is based upon a set of adopted goals and objectives that are included within the City’s General Plan. This section addresses the relationship between the Specific Plan and the General Plan.

General Plan Goals

The City’s General Plan is divided into various elements, each which has its own goals. The General Plan goals that correspond to The Crown Ranch Estates Specific Plan are listed below in bold type, and the method used to comply with the goal in the specific plan follows:

A. Land Use Goals

- **To develop a land use pattern, which meets the basic needs of Corona Residents for essential services, working and living areas, and areas for the pursuit of leisure time activities.**

The Crown Ranch Estates Specific Plan will permit a market-sensitive high- end alternative to the standard tract construction in the South Corona area. In addition, the gated and non gated community design, rural and private road streetscapes, decorative perimeter walls, large lot, large square footages and architectural requirements will create a unique living environment which is convenient to local parks and recreation activities and to current and potential employment centers.

- **To economize on the costs of municipal facilities and services and the extension of these services by phasing residential development in a manner consistent with availability for essential services.**

The Crown Ranch Estates Specific Plan is the logical extension of the approved urbanized development in the South Corona area and is consistent with the availability of existing services. These existing services will be extended to the proposed development as required to provide adequate service and to provide for public safety.

B. Circulation Goals

- **To provide a safe and efficient system for the movement of people and goods in the City of Corona through City actions and coordination of all agencies involved in development of circulation facilities in the Corona area.**

The Crown Ranch Estates Specific Plan will utilize the existing circulation system and will provide mitigation where necessary to maintain the safety and efficiency of this circulation system. During construction the existing access will not be severed. Participation in the South Corona Community Facilities Plan (CFP) fee program will contribute to the overall improvement of circulation system in South Corona.

- **To increase the mobility of residents through development of an adequate and balanced transportation system that includes automotive and non-automotive transportation considerations.**

This development will provide for the widening of the east one-half width plus ten feet of Crown Ranch Road along the project frontage. This portion of Crown Ranch Road will be improved to the Rural Road standards.

On the east side of Planning Area 1, Gilbert Avenue will be improved along the eastern project boundary for the westerly one-half width plus ten feet. Where Gilbert Avenue abuts Planning Area 1 and Planning Area 2, it will have a total width of 64-foot. This roadway will be constructed to the Local Street standard and will include a 4-foot wide sidewalk across the project frontage east of Planning Area 1 only.

In Planning Area 1, private streets shall be constructed within the gated community to provide pedestrian areas throughout the development. The private street includes a 4-foot wide concrete sidewalk, which will meander within the proposed parkway on one side of the street. In Planning Area 2, private streets shall be constructed per City of Corona Standard Plan 100-E

Bike trails are not proposed to be developed in conjunction with the Crown Ranch Estates Specific Plan, as this project is located far from any of the proposed bike trails, which are required pursuant to the Community Facilities Plan.

C. Housing Goals

- **To encourage development of housing to satisfy the shelter and home environment needs of existing and future Corona residents. To encourage provision of a variety of housing types, prices, ownership possibilities and locations.**

The Crown Ranch Estates Specific Plan, with its RE-35 (Residential Estates) land use district will allow for the development of large home sites, which are consistent

with, and complimentary to, the surrounding community. This development builds upon the wide variety of housing types and price ranges offered within the South Corona area by providing a unique high-end gated community.

- **To encourage provision of a variety of housing types, prices, ownership possibilities and locations.**

The Crown Ranch Estates Specific Plan will only provide for upscale, higher end quality and priced housing. However, this type of development is consistent with the local community and the surrounding residential estate land uses. In addition this upscale development type will complement the wide range of housing types and affordability ranges throughout the balance of the South Corona area.

- **To develop neighborhoods properly related to essential community services.**

The Crown Ranch Estates Specific Plan is a residential estate development, which is consistent with the Community Facilities Plan, and the adjacent land uses.

- **To maintain high quality development standards for residential land development to ensure establishment of neighborhood with lasting value.**

The Crown Ranch Estates Specific Plan will allow for the development of a high quality, exclusive community which will cater to the higher end home buyer and will likely be an attractive draw for entrepreneurs and potential employers.

The gated and non gated community aspects of the development along with the rural atmosphere and quality architectural requirements will ensure the establishment of a neighborhood, which will maintain lasting value.

D. Conservation Goals

- **To create a productive balance between man and his uses of land and the conservation of areas with unique and aesthetic value.**

Much of the development within the Crown Ranch Estates Specific Plan will be designed with the goal of maintaining the existing contour of the land where possible. Much of the project has been cleared of the previous agricultural (grove) activities and does not present any unique or aesthetic value. To preserve more of the historic and aesthetic value of the existing groves within most of the balance of the site where groves will be removed the Specific Plan proposes to provide permanent landscape buffers with citrus

or other trees as approved by the City. In addition, citrus trees are proposed to be planted within the parkways of the private streets within the project.

E. Open Space Goals

- **To achieve a balanced distribution of open space to meet the needs of residents and contribute to logical development of the urban area.**

The Crown Ranch Estates development does not propose any separate specific open space components. However, landscape buffers shall be provided along Crown Ranch Road, and a sidewalk along one side of the private streets in Planning Area 1 and on both sides in Planning Area 2 to allow for pedestrian access throughout the development.

- **To create a public open space network that satisfies the active and passive needs of City residents.**

The Crown Ranch Estates project will make financial contributions to satisfy the requirement for City parks as required by the Quimby Act and City ordinance.

F. Community Design Goals

- **To develop a City that is visually attractive and effectively organized, and understandable both functionally and psychologically.**

The Crown Ranch Estates Specific Plan will be in compliance with the CFP by voluntarily lowering housing density, creating well-designed large lots, providing an aesthetically pleasing street scene and logical setbacks for the large homes. This development will be a logical extension of the existing and surrounding land uses.

- **To preserve and enhance the visual aspects of the City's circulation system for scenic purposes.**

Crown Ranch Estates will utilize landscape buffers along the perimeter public streets to enhance the visual impacts upon these roadways and to screen the proposed perimeter wall, which will be constructed behind these landscaped areas. Where possible viable healthy eucalyptus trees will be maintained along Crown Ranch Road.

2.3 Conformance with the Corona Municipal Code and Other City Standards

The outline, format and contents of this Specific Plan are designed to conform to Corona's Specific Plan Ordinance Chapter 17.53 of Corona Municipal Code ("CMC"). The Plan also either complies with, or requires future development within its boundaries to comply with, other City standards including those associated with subdivision design and public works standards.

3. LAND USE PLAN

The Crown Ranch Estates Specific Plan will create a unique new development for the City of Corona. This development will provide for establishment of estate size lots while maintaining a rural street scene within this exclusive gated and non gated community.

The Land Use Plan for the Crown Ranch Estates Specific Plan is shown on Exhibit 3-1. The plan proposes the development of maximum of 61 estate lots within this gated community in Planning Area 1 and 10 estate lots within Planning Area 2 and 10 estate lots within Planning Area 3 with one (1) land use category. The land use plan will provide for the development of large estate sized homes which are consistent with the estate designation of the Community Facilities Plan and which is also consistent with much of the surrounding estates properties and homes.

3.1 Residential Land Uses

The entire development will consist of residential estate categories consisting of the land use district as follows:

A) RE - 35.0-Single Family Residential Estates (Planning Area 1 and 2 and 3)

This land use designation will provide for the development of a maximum of 61 residential estate home sites with a minimum lot size of 35,000 square feet in Planning Area 1, 10 in Planning Area 2 and, 10 in Planning Area 3 . The proposed maximum density of 0.96 du/ac in Planning Area 1, 1.09 du/ac in Planning Area 2 and, 0.99 du/ac in Planning Area 3 is consistent with the 1.47 du/ac estate residential designation for this area of the Community Facilities Plan.

This land use district will provide for development of large homes with a rural setting within the more level terrain of this project.

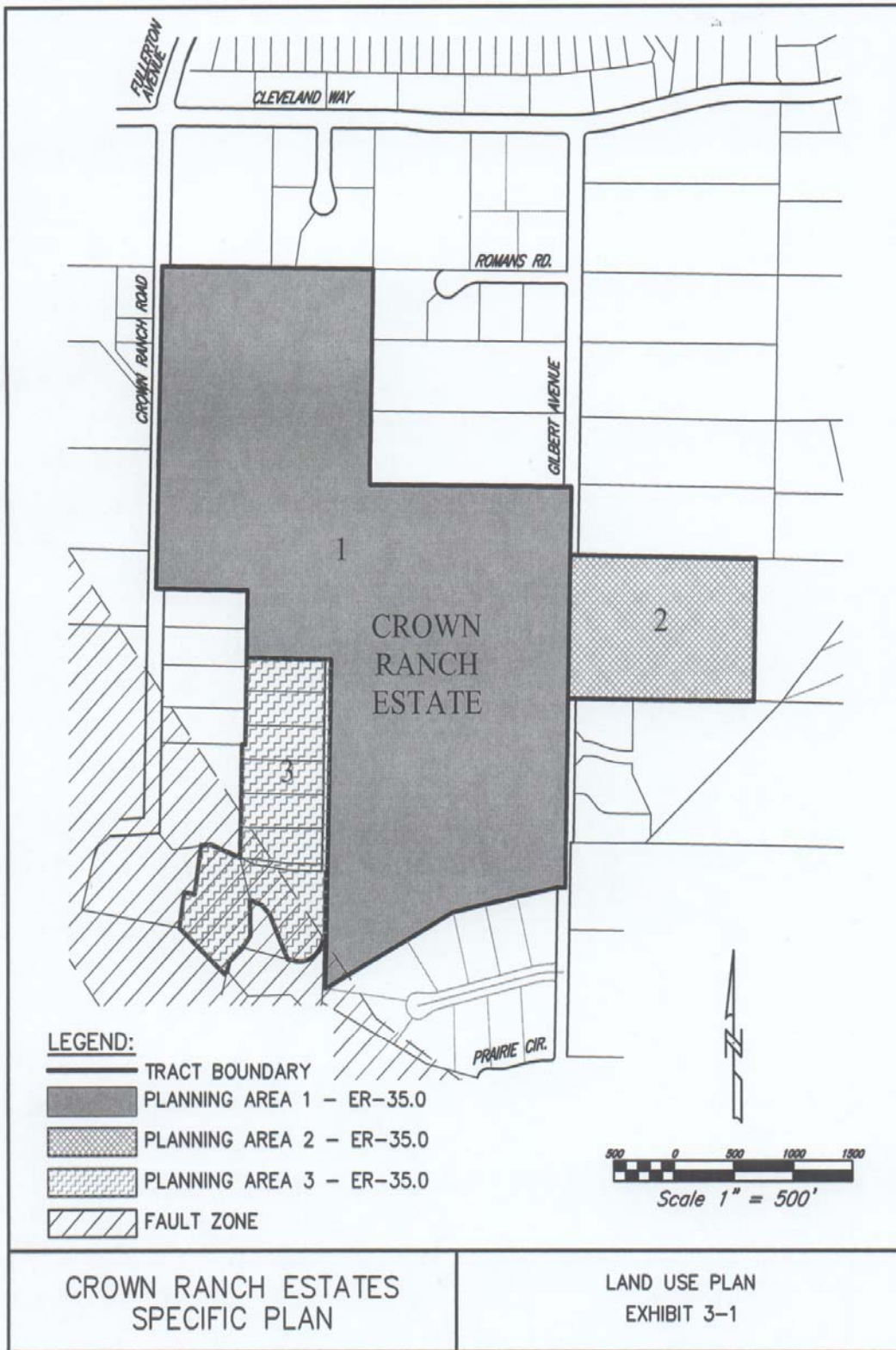
The existing four home sites in this area will be incorporated into this land use district. A summary of the proposed development within this land use district is presented in the table below as Planning Area 1, Planning Area 2 and, Planning Area 3.

B) Land Use Planning Summary

The table below summarizes the proposed development within the land use district.

<u>Planning Area</u>	<u>Land Use District</u>	<u>Approximate Gross Acres</u>	<u>Total Max No of Units</u>	<u>Maximum Density (DU/AC)</u>
1	RE-35.0	62.4	61	0.96
2	RE-35.0	9.2	10	1.09
3	RE-35.0	10.1	10	0.99
TOTAL		81.7	81	0.99

Maximum density shall be considered for the entire Planning Area 1, 2, and 3. Individual phases within Planning Area 1 may exceed the maximum density.



4. DEVELOPMENT STANDARDS

The Crown Ranch Estates Specific Plan establishes one residential estate district within the proposed development. The standards contained herein shall serve as minimum regulations unless otherwise specified. They are subject to modification through amendment and modification procedures contained herein or within section 9.0, Implementation Plan.

4.1 General Provisions

1. Unless excepted herein, the South Corona Community Facilities Plan and other relevant zoning ordinances, municipal codes, and City regulations shall govern the design, development and construction within the Crown Ranch Estates Specific Plan.
2. The Land Use Plan for Crown Ranch Estates is shown on Exhibit 3-1. The Land Use Plan identifies the planning areas and assigns the planning areas to a land use district.
3. The total number of dwelling units permitted for the site, along with the number of dwelling units allowed for the planning area is shown on the table in Section 3.1.
4. The following land use district is established.

RE-35.0: Residential Estate, 35,000 SF minimum lot size.
5. Agricultural operation consistent with the permitted used in the “A” zone (CMC Section 17.06.020) shall be permitted as interim uses on lands where the construction of buildings has not yet commenced.
6. No new building permit shall be issued for any lot or parcel of land unless said lot has City approved access to a dedicated or City approved private street and said street is approved with access determined adequate by the Director of Public Works and the Fire Chief.
7. Construction of wood framing will not be permitted until water service and all- weather access are available within 150 feet of any wood construction unless temporary water service and interim vehicular access acceptable to the City Fire Chief are provided.
8. Setbacks from public or private streets and other development standards shall be in conformance with those standards noted or detailed herein.
9. Unless otherwise specified in this document, all grading shall conform to the City of Corona’s grading ordinances and the City’s Residential Development Design Guidelines.

4.2 Residential Development Standards

A) RE-35.0 - Residential Estates

- 1) Purpose
- 3) Permitted Uses
- 4) Conditional Uses
- 5) Prohibited Uses
- 6) Lot Area, Lot Width, Lot Depth
- 7) Building Height
- 8) Front Yard Setback
- 9) Side Yard Setbacks
- 10) Rear Yard Setbacks
- 11) Coverage
- 12) Minimum Dwelling Size
- 13) Walls and Fences

1) Purpose

The purpose of the RE-35.0 Residential Estate District is indicated for single-family homes on large lots with one dwelling and customary accessory buildings upon one lot. Except as specifically provided elsewhere, any and every building and premises or land in the RE-35.0 district shall be used for or occupied and every building shall be erected constructed, established, altered, enlarged, maintained, moved into or within said RE- 35.0 district exclusively and only in accordance with the following standards set forth.

In addition, for those portions of the Specific Plan Area located adjacent to designated existing homes which are known as “Policy 6” properties, as set forth in section 3.1.3(6) of the Community Facilities Plan, the requirements of said portions shall include the requirements noted in the Community Facilities Plan. The subject “Policy 6” properties are illustrated in Exhibit 1-7, herein.

2) Permitted Uses

Buildings, structures, and land shall be used, and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

- a) Animals to maximum numbers as follows:
 1. Three weaned cats;
 2. Three weaned dogs;
 3. Subject to Section 3.1.4.5(1) of the South Corona Community Facilities Plan, a total of two adult horses plus any foals they may produce may be kept on any lot in the Estate Residential District of Village 3 of such plan, provided that such lot is a minimum of one acre in area. One additional adult horse and any foals it may produce shall be permitted for each additional acre. In no case shall the total number of horses, including foals and adult horses, exceed five on any lot. For purposes of this section, ‘foal’ means a horse of less than eight months old and ‘adult horse’ means a horse of at least eight months old.
- b) Permanent one-family dwellings;

- c) Uses customarily incident to the permitted uses and accessory buildings when located on the same lot. It is unlawful to construct, erect, or locate any accessory building without a permitted main building. Garages may be detached from the main building. Servants' quarters, guesthouses, and accessory living quarters may be erected in detached structures per Chapter 17.66.
- d) A secondary residential unit pursuant to Corona Municipal Code Section 17.85.

3) Conditional Uses

The following uses may be permitted subject to approval of a conditional use permit:

- a) Agriculture, flower and vegetable gardening, nurseries and greenhouses for the purpose of propagating and cultivating only, provided:
 - 1. No business shall be carried on upon the premises; and
 - 2. No obnoxious fertilizer shall be stored on the premises; and
 - 3. No obnoxious soil renovation shall be carried on upon the premises;
- b) Horse riding academies, horse breeding farms and horse training facilities.

4) Prohibited Uses

Uses prohibited within the RE-35.0 district are as follows:

- a) Commercial uses;
- b) Manufacturing uses;

5) Lot Area/Lot Width/Lot Depth

- a) Lot Area - Requirements are as follows:

Each lot shall have a minimum lot area of 35,000 square feet exclusive of adjacent roadway rights-of-way and/or roadway easement. Landscape easement along Gilbert Avenue and Crown Ranch Road can be included within the lot area of adjacent lots.

- b) Lot Width - Requirements are as follows:

- 1. Interior lots shall have a minimum width of one hundred ten (110) feet
- 2. Corner lots shall have a minimum width of one hundred twenty (120) feet.
- 3. Reversed corner lots shall have a minimum width of one hundred twenty (120) feet.
- 4. Cul-de-sac or knuckle lots shall have a minimum width of forty-five (45) feet at the curb line.
- 5. Cul-de-sac or knuckle lots shall have a minimum width of one hundred ten (110) feet as measured 1/3 the depth of the lot.

- c) Lot Depth - requirements are as follows:

- 1. Lots shall have a minimum depth of one hundred thirty feet (130).

- d) Flag Lots - will be permitted as follows:

- 1. Provided that the access corridor is 25 feet wide (minimum) and 80 feet long (minimum). Other requirements of the flag lots shall conform to Section 17.04.358 of the City code. In addition, fire/emergency requirements (including Emergency Vehicle turn arounds for driveways longer than 150 feet and on-site fire hydrants or sprinklers for homes farther than 150 feet from public access if and as required by the Fire Chief) may be required.

6) Building Height

Building and structures erected in the district shall have a height of not greater than thirty-five feet and two stories as measured per CMC Section 17.04.093, not including subterranean basements. Basements shall not include habitable floor area for bedrooms, but may be utilized as a game room, family room, office, or similar.

Buildings located on lots subject to the requirements of “Policy 6” of the Community Facilities Plan shall be limited in building height pursuant to section 3.1.3.6 of the Community Facilities Plan. (A maximum of two stories shall be permitted, however single story structures shall be limited to 25’ in height).

7) Front Yard Setbacks

The front yard setback shall have a minimum of thirty feet. Houses shall be staggered a minimum seven feet from the adjacent property to create a distinctive street scene.

8) Side Yard Setbacks

Lots shall have minimum side yards of fifteen feet except that side yards adjacent to the existing residences which exist or date September 2002 may be reduced to a minimum of 5 feet from a newly created lot line. All pads shall include a minimum of 5-foot level side yard adjacent to all structures.

9) Rear Yard Setbacks

Lots shall have level rear yards of not less than twenty feet.

10) Coverage

Lot area coverage by buildings or structures shall not exceed thirty-five percent of the total lot area.

11) Minimum Dwelling Size

The minimum size of any new residential home shall be 3,500 square feet exclusive of garages, pool houses, auxiliary buildings, or other buildings except for those home sites located within the Alquist-Priolo fault zone which may be reduced to a minimum size of 2,500 square feet.

12) Casitas & Accessory Structures

Auxiliary buildings or auxiliary living spaces either attached or detached which may include a fireplace and/or partial or full bath, may be permitted in accordance to chapters 17.60, 17.66 & 17.85 of the CMC when the building is incidental to the main dwelling. The casita cannot be equipped with kitchens or structural features to enable kitchens without a secondary residential unit permit per CMC section 17.85.

13) Walls and Fences

The provisions of Chapter 17.70 of the Corona Municipal Code shall apply except as otherwise permitted in conformance with section 5.3 of the Crown Ranch Estates Specific Plan.

14) Recreational Vehicle Storage

Recreational vehicles (motor homes, travel trailers, and similar vehicles exceeding six feet in height) may be stored in the rear and side yard areas of lots only, but may not encroach within the side yard setbacks or street side yard setbacks. Except storage of such recreational vehicles is prohibited on lots that rear onto Crown Ranch Road or Gilbert Avenue. This prohibition shall be disclosed to the homebuyer and included in the Covenants, Conditions, and Restrictions.

5. DESIGN GUIDELINES

The Crown Ranch Estates Specific Plan establishes the following community design guidelines to control the character of the construction and alteration of the buildings and landscaping features. Administration of this architectural control shall be through the homeowners association, or the equivalent, as established in the deed restrictions. These guidelines are in addition to those provided in the City of Corona Residential Development Guidelines, the Landscape Design Guidelines for Residential Development, and the South Corona Communities Facilities Plan.

5.1 Perimeter Landscaping

Landscaping around the perimeter of Crown Ranch Estates, adjacent to Crown Ranch Road and Gilbert Avenue, will include citrus and/or palm trees (per exhibit #5-1& 5-2), which celebrate the history of Corona while providing an attractive project exterior. The design along Crown Ranch Road and Gilbert Avenue will combine these trees with a decorative block wall and incorporation of other plant types, which will not obstruct sight distance. In addition the landscape themes shall be consistent with the South Corona Facilities Plan.

The proposed perimeter streetscapes are illustrated on Exhibits 5-1 and 5-2 for Crown Ranch Road and Gilbert Avenue respectively.

The above noted perimeter landscaping shall be constructed by the developer/home builder along the frontage of each phase prior to the issuance of certificates of occupancy for that phase. This landscaping shall be maintained by the Homeowners' Association to be established for the Crown Ranch Estates project.

5.2 Project Entries

The project will include two major gated project entries, one onto Crown Ranch Road and one onto Gilbert Avenue in Planning Area 1. Although Planning Area 3 does not contain gates, it is accessed from Planning Area 1. A third non-gated entry onto Gilbert Avenue is associated with Planning Area 2. The entrances locations are shown on Exhibit 6-1.

All gated entries in Planning Area 1 shall consist of entrance and exit gates which will be separated by a planted median. These gates shall be constructed of ornamental wrought iron (or approved equal), shall be a maximum of 7 feet high at the center of the gate, and shall be remotely controlled. Both AC and battery power shall be provided for these gates and they shall be operated by remote control from an auto and/or remotely controlled via a phone system. All gates shall be 2-piece; swinging style and each gate shall be affixed to an ornamental pilaster. Each of these electric gates shall consist of two 8-foot wide gates for a total width of 16-feet. In addition, these pilasters shall be provided with security/decorative lighting. The conceptual design for these project entries in Planning Area 1 is illustrated on Exhibit 5-4.

The designs shall be equipped for emergency vehicle access in accordance with the requirements of the City of Corona Police and Fire Departments.

The gated entries in Planning Area 1 shall be constructed by the developer/homebuilder and shall be maintained by the Homeowners Association. The gated entry onto Crown Ranch Road shall be constructed concurrent with the first phase of development while the gated entry onto Gilbert Avenue shall be constructed once the connection of the interior private street system is made to Gilbert Avenue.

5.3 Walls and Fences

All walls and fences along Crown Ranch Road and Gilbert Avenue shall be decorative masonry block and shall be in accordance with the Village 3 theme walls approved for the South Corona Facilities Plan. Other project perimeter walls shall be 6' masonry block walls approved by the Planning Director. (See Exhibit #5-7)

The project design is to maintain the estate character of the neighborhood and to preserve the topography; therefore the project will have the option to install block walls, wrought iron or wood rail fencing in Planning Area 1 and Planning Area 3 only along interior lot lines. Exhibit # 5-8 provides a conceptual design of rail fencing in Planning Area 1 and Planning Area 3 only. Block walls, if constructed, shall accommodate surface drainage.

The individual lot fencing for any lot shall be constructed by the developer/homebuilder prior to issuance of the certificate of occupancy on that lot.

5.4 Streetscapes

The streetscapes for Crown Ranch Road, Gilbert Avenue and the interior private street section are illustrated on Exhibits 5-1, 5-2, and 5-3 in Planning Area 1 respectively.

The City has instructed that this project be constructed with a minimal number of street lights in order to minimize the impact of ambient “spill-over” lighting on the adjacent established neighborhood. Streetlights will be provided within the Specific Plan area and Gilbert Avenue and Crown Ranch Road; however, streetlights will be located only at intersections or other key location as shown on Exhibit #5-9.

The streetlight standard and fixture to be installed will be the light standard currently used by the City as an antique standard (within the “circle” and on Garretson near Chase i.e. 21CT13-15 “AEGUA” BY Ameron) (Exhibit # 5-10). The developer may utilize another standard and fixture; subject the approval of the Planning Director and the Director of Public Works.

All interior roadways within the Specific Plan shall be private streets which shall be constructed by the developer/homebuilder and maintained by the Homeowners Association.

5.5 Architectural Guidelines

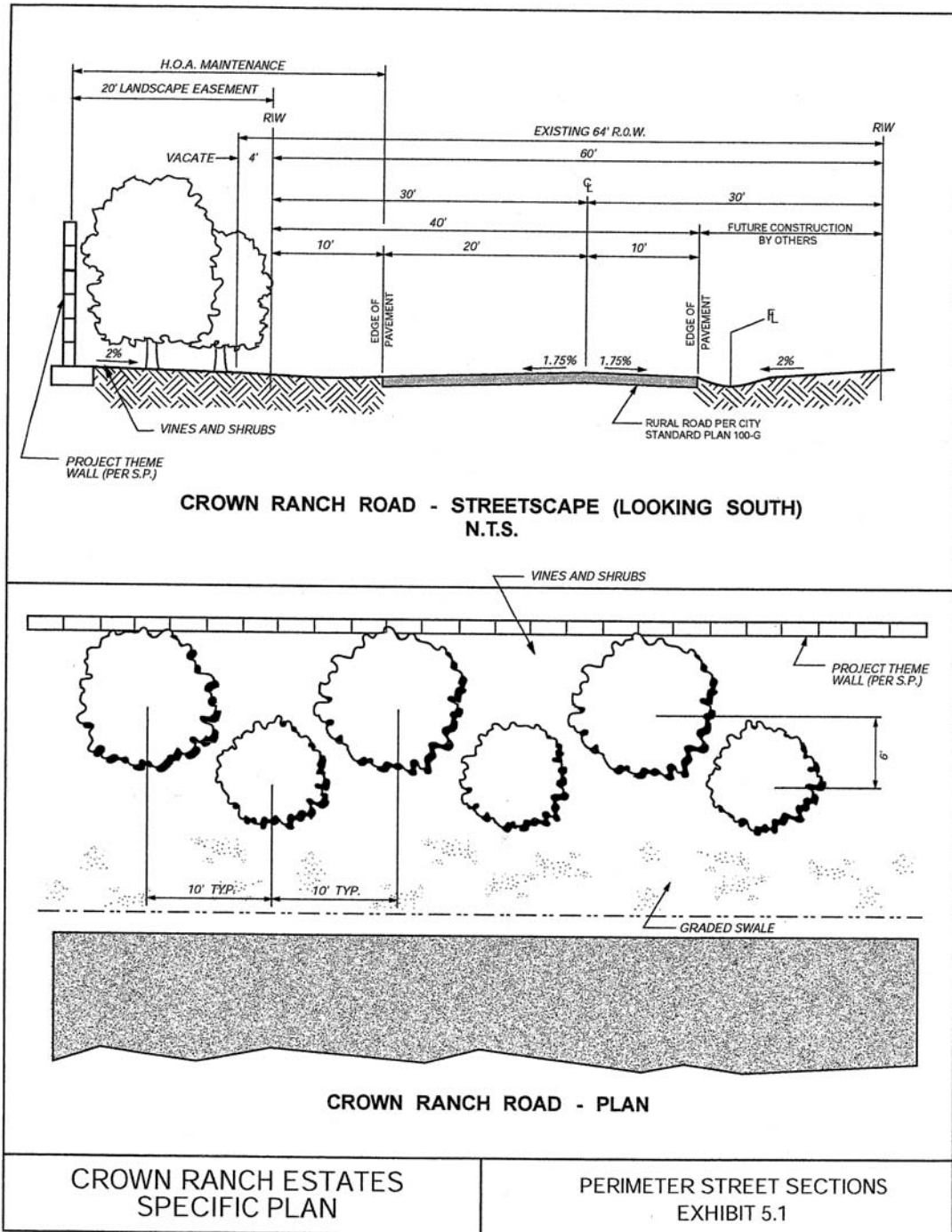
The architectural guidelines for the Crown Ranch Estates Specific Plan shall be as set forth in the City of Corona’s Residential Development Design Guidelines.

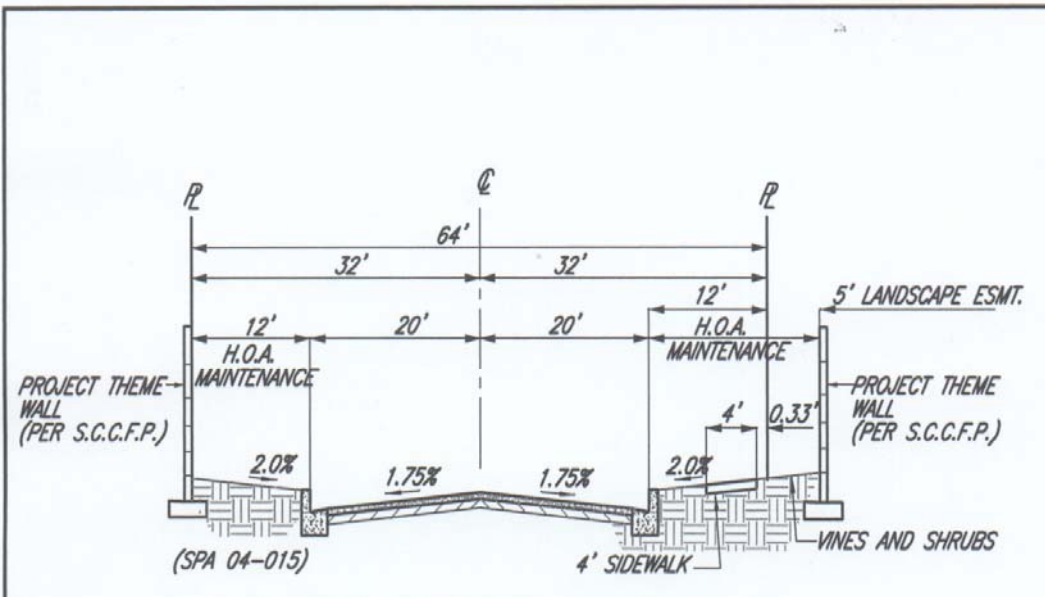
5.6 On-Lot Trees

With the construction of each new residence a minimum of five 24 inch box trees or larger shall be required. This may be satisfied by protecting trees currently in place or planting new 24-inch box trees. All other landscaping shall comply with Chapter 17.70 of the C.M.C. and the Landscape Design Guidelines For Residential Development.

5.7 Front Yard Landscaping

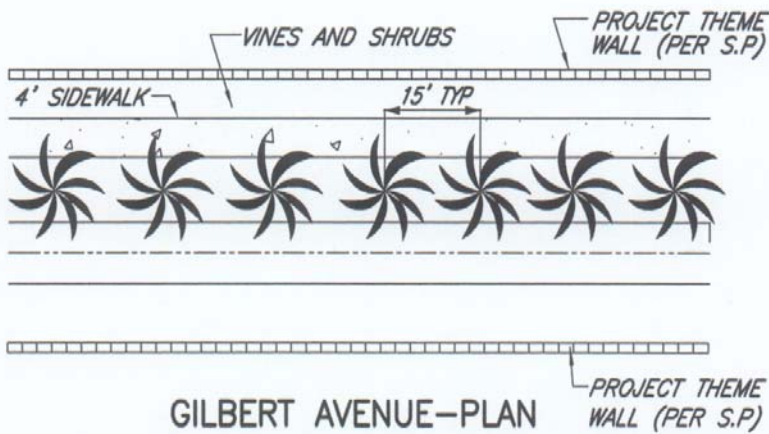
If the developer provides the landscaping for the proposed residential tract the landscaping shall be installed prior to Certificate of Occupancy. As an alternative the developer may enter into an agreement with the new homeowner where the homeowner agrees to design and install the front yard landscaping within 6 months from the date of the Certificate of Occupancy.





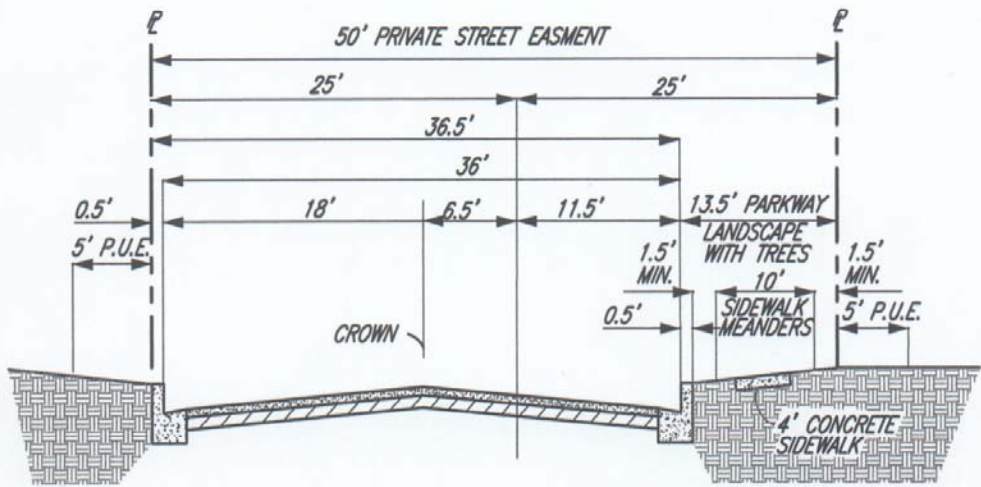
NOTE: THE DESIGN OF GILBERT AVENUE IS SUBJECT TO THE FINAL REVIEW AND APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

GILBERT AVENUE-STREETScape (LOOKING SOUTH)
N.T.S.



GILBERT AVENUE-PLAN

CROWN RANCH ESTATES SPECIFIC PLAN	PERIMETER STREET SECTIONS EXHIBIT 5.2
--------------------------------------	--



P.U.E. = PUBLIC UTILITY EASMENT
 PL = PROPERTY LINE

PRIVATE STREET SECTION

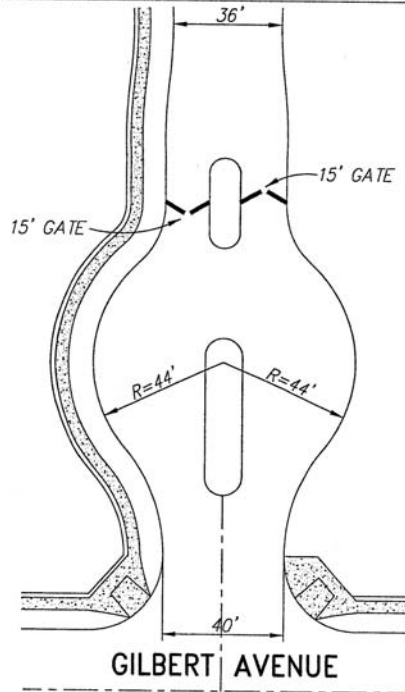
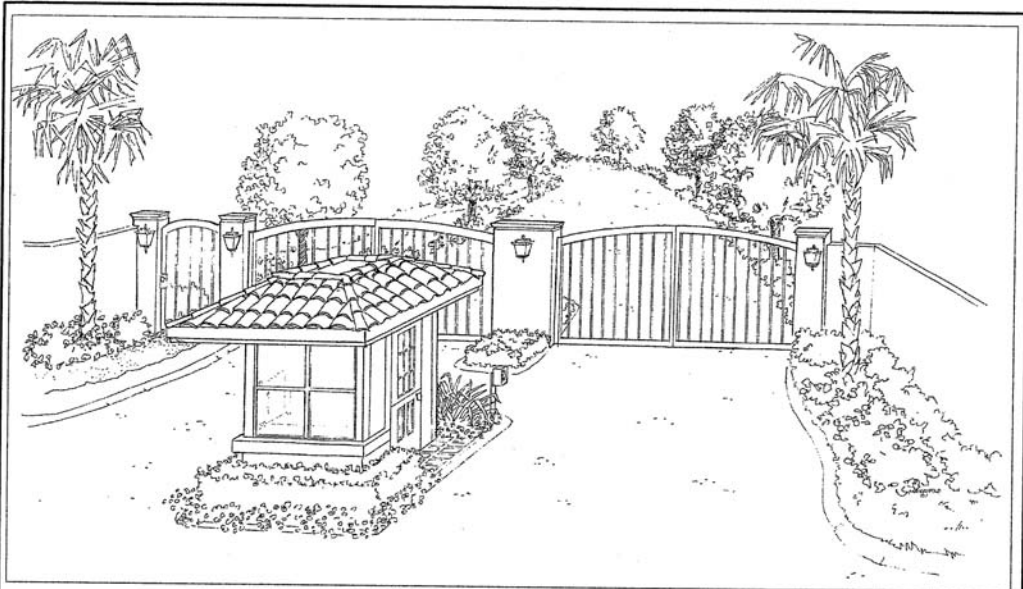
N.T.S.

NOTE: PROVIDE 24 INCH BOX TREES @
 APPROXIMATELY 40 FEET ON-CENTER
 WITHIN PARKWAY.

PLANNING AREA 1 & 3

CROWN RANCH ESTATES
 SPECIFIC PLAN

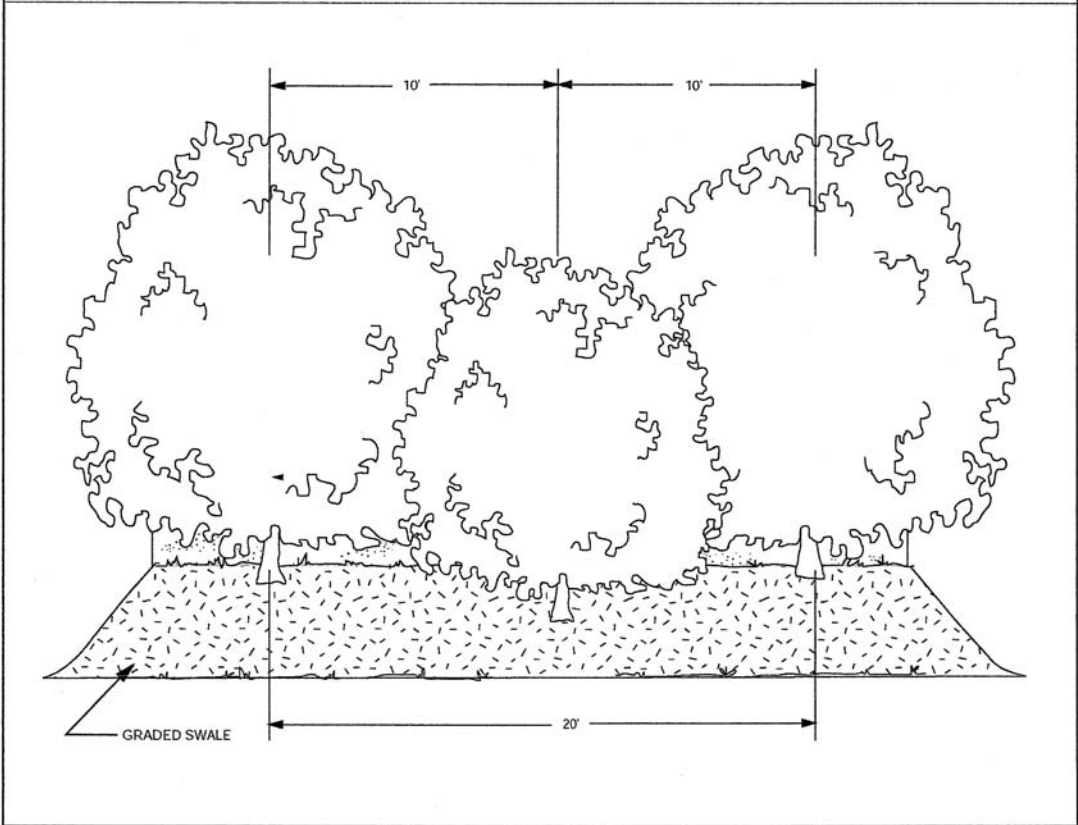
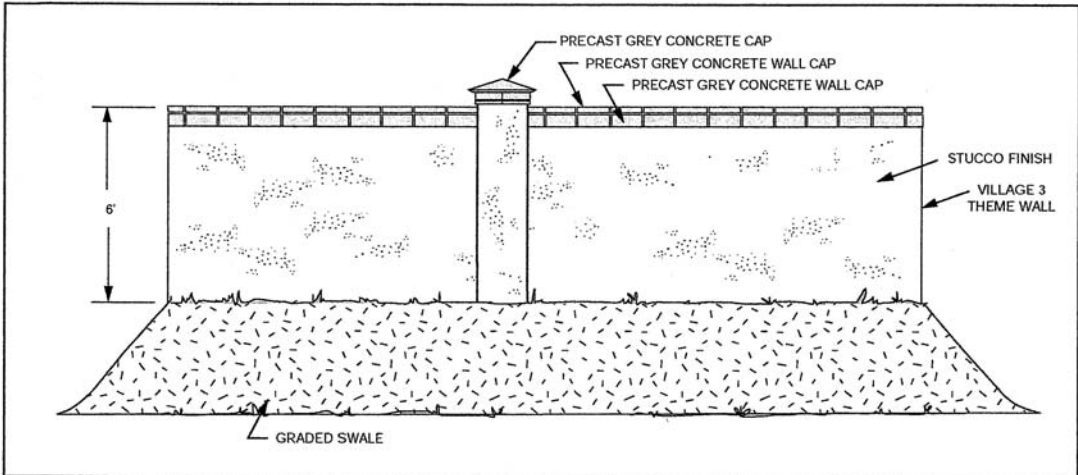
PRIVATE STREET SECTION
 EXHIBIT 5-3



*NOTE: THE GUARD HOUSE IS AN OPTIONAL FEATURE

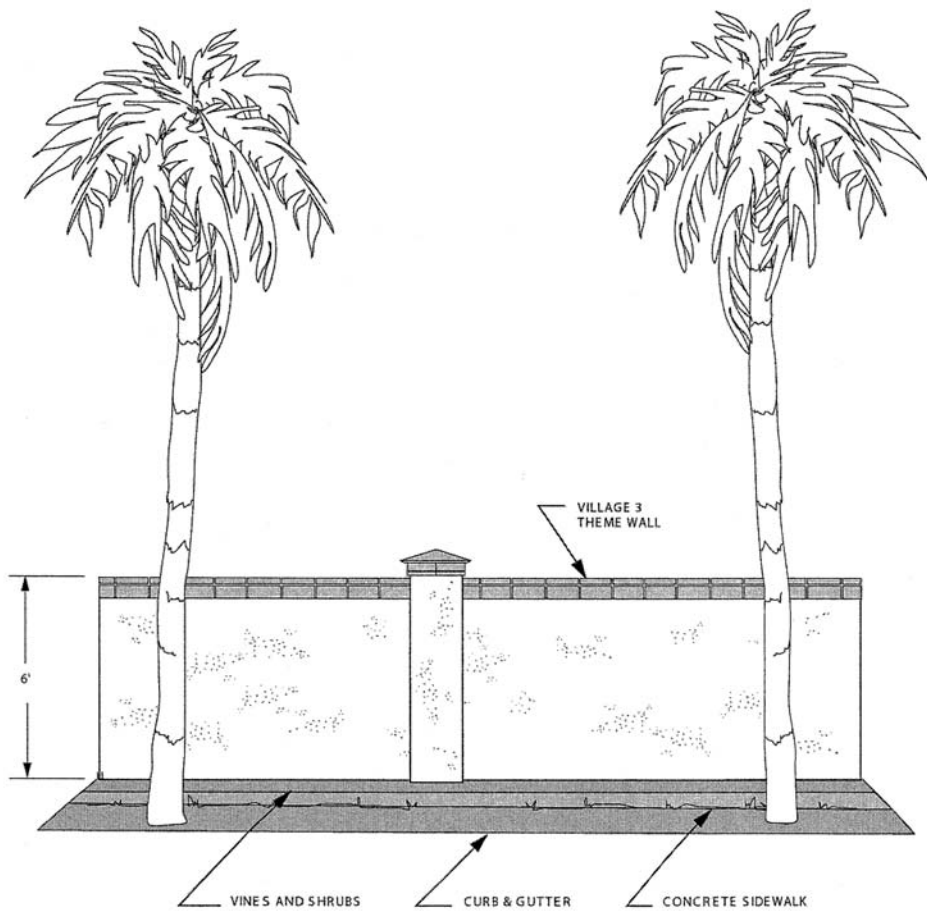
CROWN RANCH ESTATES
SPECIFIC PLAN

CONCEPTUAL
GATED ENTRY
EXHIBIT 5-4



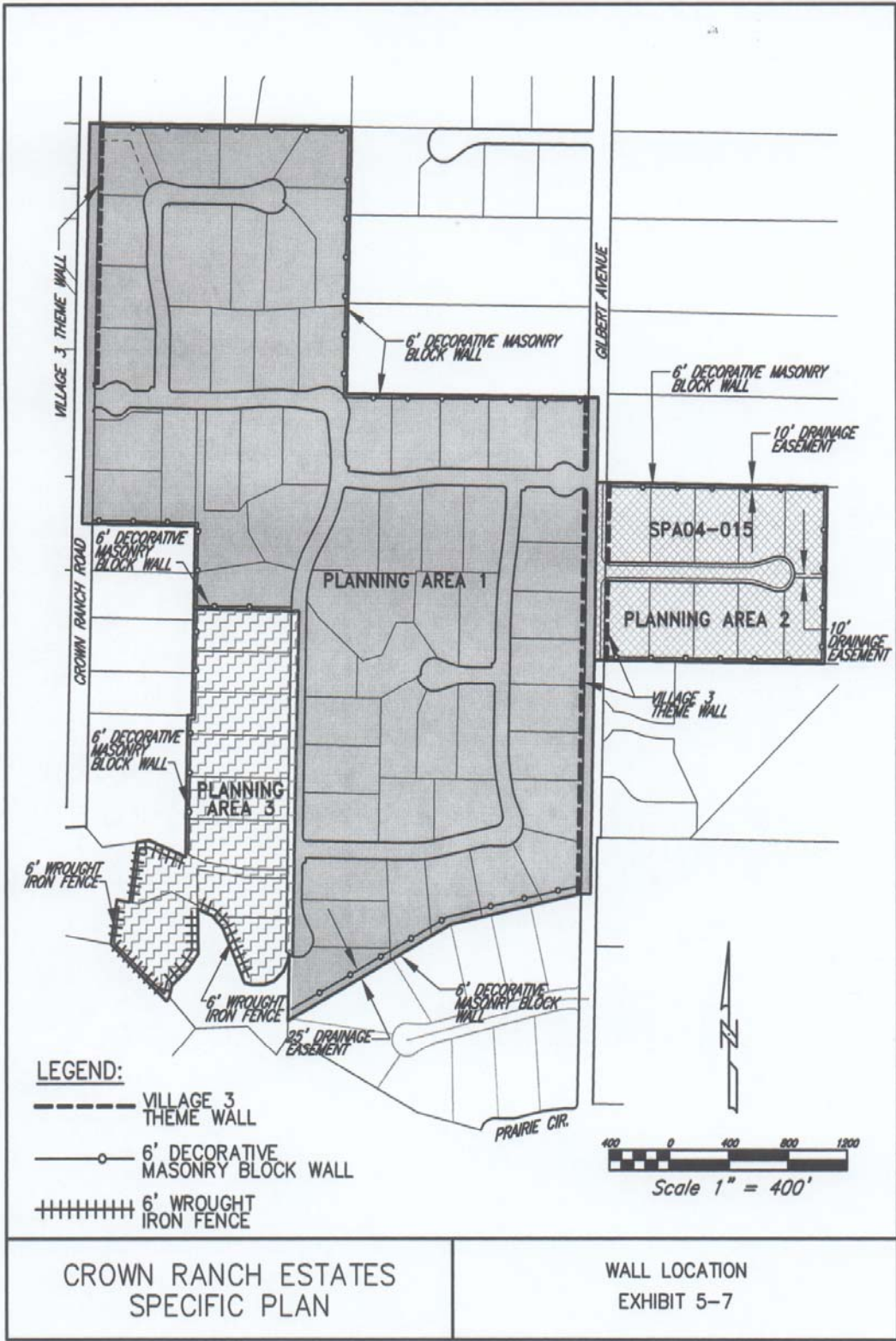
CROWN RANCH ESTATES
SPECIFIC PLAN

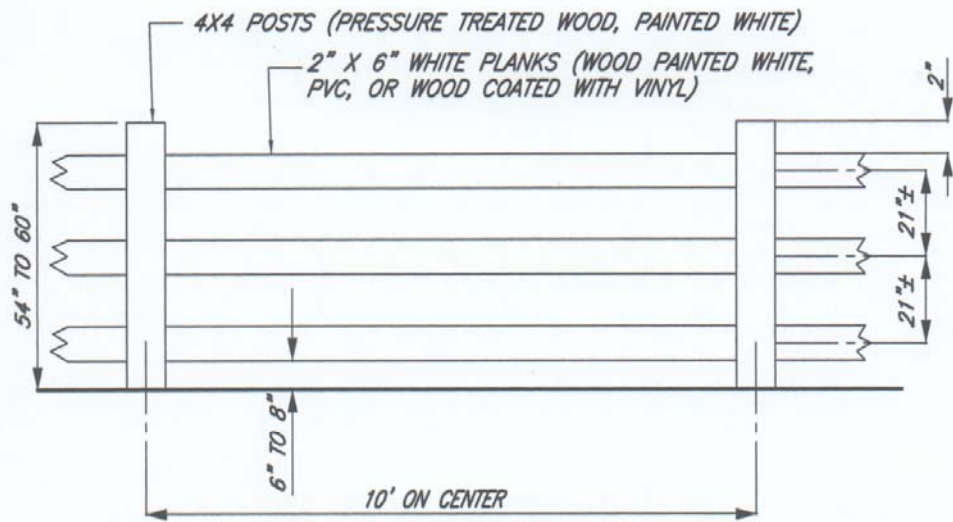
CROWN RANCH ROAD THEME WALL
EXHIBIT 5.5



CROWN RANCH ESTATES
SPECIFIC PLAN

GILBERT AVENUE THEME WALL
EXHIBIT 5.6

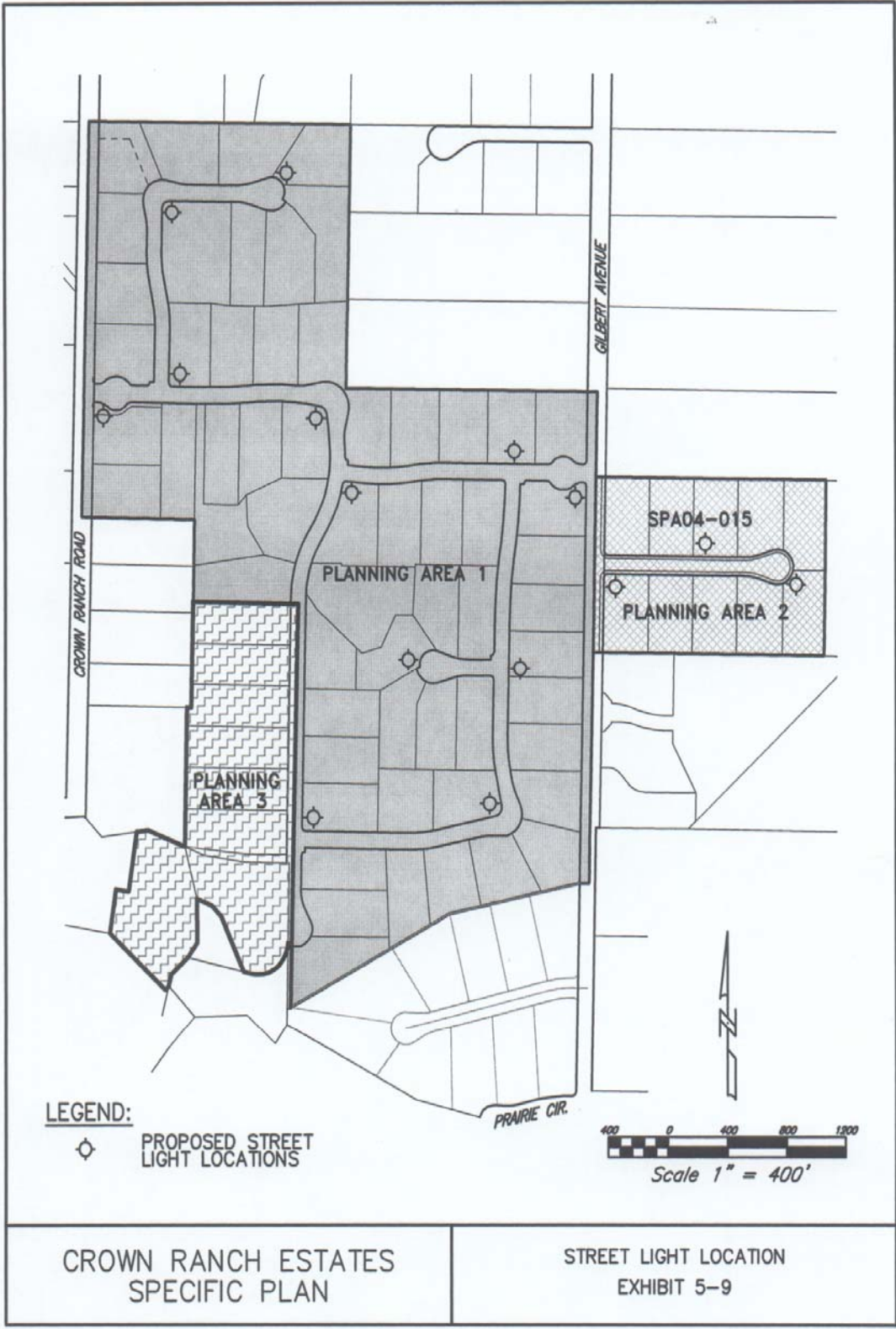


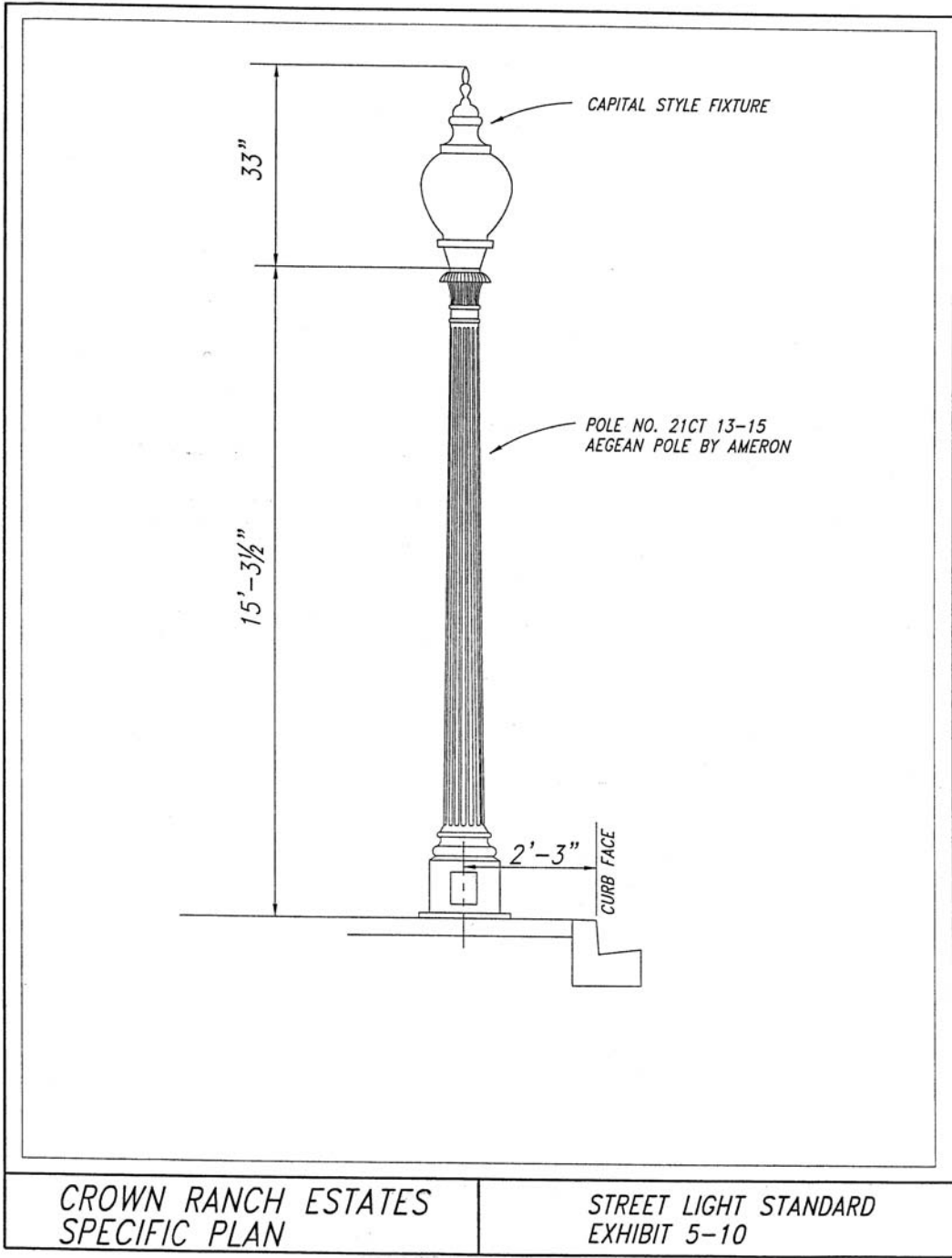


PLANNING AREA 1 ONLY

CROWN RANCH ESTATES
SPECIFIC PLAN

INTERIOR LOT FENCING
EXHIBIT 5-8





6. CIRCULATION AND INFRASTRUCTURE

6.1 Circulation Plan

The Crown Ranch Estates Specific Plan will utilize the existing roadway system for vehicular and emergency access to this development. Access to the site will be provided from both Crown Ranch Road and Gilbert Avenue which both intersect with Cleveland Way. The conceptual Circulation Plan is depicted on Exhibit 6-1.

The portions of Crown Ranch Road and Gilbert Avenue adjacent to the project will be widened pursuant to the section shown on Exhibits 5.1 and 5.2 in conjunction with this development.

The on-site circulation system for Planning Area 1 will consist of private streets which will be designed to the standards as depicted on Exhibit 5.3, by which Planning Area 3 is accessed. In Planning Area 2, private streets shall be constructed per City of Corona Standard Plan 100-E. These streets will provide adequate vehicular and emergency access throughout the development. The project will be gated in Planning Area 1 by which Planning Area 3 is accessed, to preclude through-traffic and to provide privacy and security for the residents of Crown Ranch Estates. These gates shall be controlled by remote control and access will be provided for emergency vehicles in accordance with the requirements of the City of Corona Police and Fire Departments.

The private streets and gated entries shall be constructed by the developer/homebuilder and shall be maintained by the Crown Ranch Estates Homeowners Association. Easements for access of emergency vehicles shall be dedicated over the private streets on the final tract map.

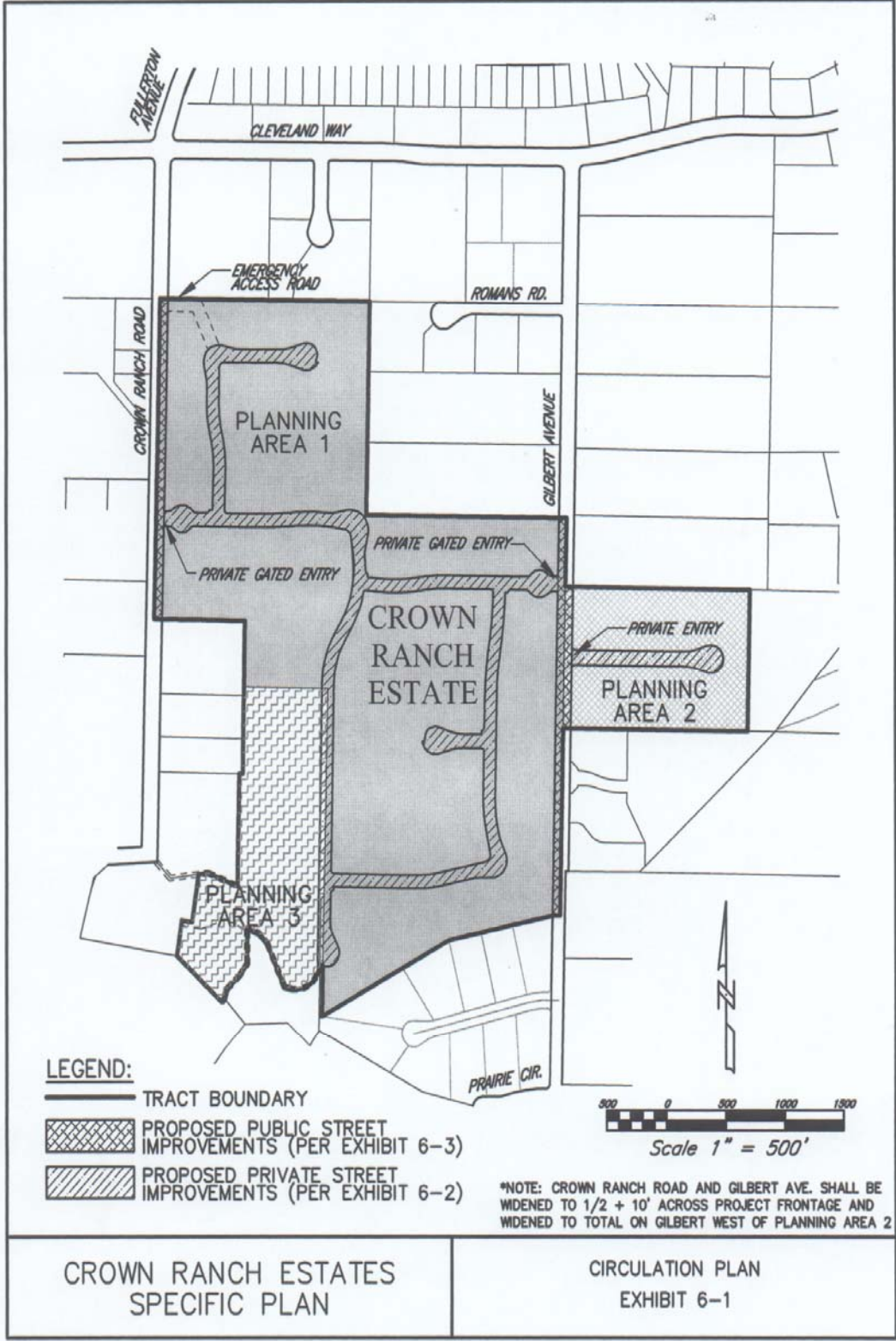
6.2 Infrastructure Concept Plans

Conceptual sewer, water and drainage plans are provided to define the approximate location, size, and points of connection for these facilities, which will be needed to serve the Crown Ranch Estates development.

These improvements shall be designed to City standards and shall be constructed by the developer/homebuilder prior to issuance of Certificates of Occupancy in accordance with the Crown Ranch Estates Phasing Plan. (See Exhibits 8-1 thru 8-4).

6.2.1 Sewer Conceptual Plan

The Crown Ranch Estates development shall be sewered through an on-site gravity system combined with an off-site sewer, which will be extended northerly in Crown Ranch Road to connect to the existing City owned 8" sewer main in Cleveland Way in Planning Area 1 and Planning Area 3, which was constructed in conjunction with the development of TR 24601. In Planning Area 2, there will be sewer that will gravity flow through the proposed private street easterly and connect to the proposed sewer that will gravity flow through the east side of the property northerly which will connect to the existing sewer at the northeasterly corner of the parcel. Sewer treatment will be provided by the City of Corona. The on-site sewer facilities shall be constructed within the private street easements or within separate easements as approved by the Director of Public Works. (See Exhibit 6-4).

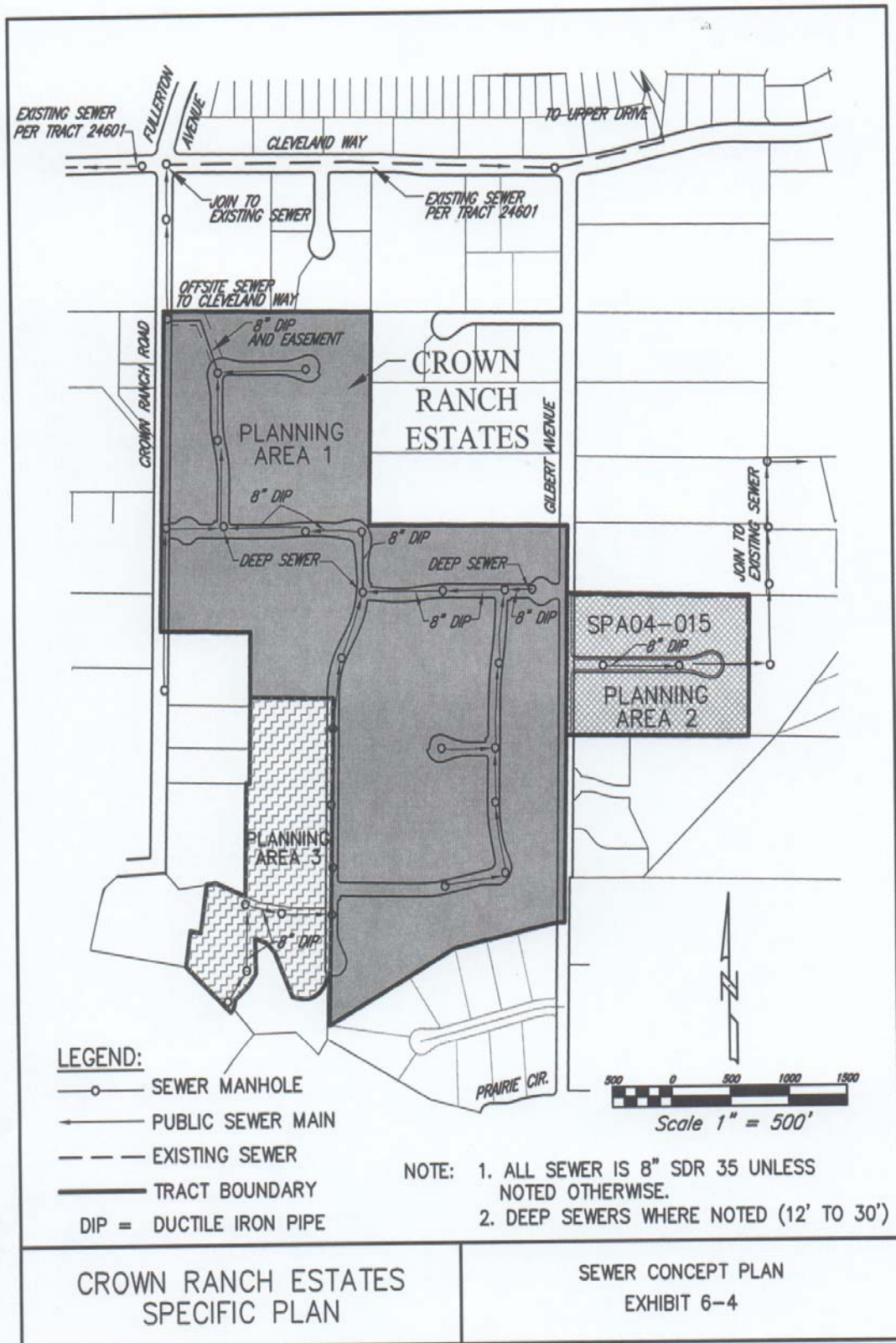


CROWN RANCH ESTATES
SPECIFIC PLAN

CIRCULATION PLAN
EXHIBIT 6-1

<p>PAGE DELETED</p>	
<p>CROWN RANCH ESTATES SPECIFIC PLAN</p>	<p>EXHIBIT 6-2</p>

PAGE DELETED	
CROWN RANCH ESTATES SPECIFIC PLAN	EXHIBIT 6-3



Due to topographical constraints on the site, it may be necessary to utilize deep sewers in portions of the site, ranging for 12 feet to 30 feet in depth, in order to properly sewer the entire site. All deep sewer lines shall be constructed of ductile iron pipe per City standards. The proposed Sewer Concept Plan is shown on Exhibit 6-4 and will be owned and operated by the City of Corona.

The developer shall also have the option of sewerage a portion of the site to Gilbert Avenue into an offsite line to be constructed by the developer, or others, northerly to Cleveland Way.

The developer will also have the option of connection to the sewer line in Cleveland Way through private property and/or public streets to the north of the Specific Plan area, provided that the access rights across the private property can be obtained.

Construction of the sewer system which is required to serve any phase of the development shall be completed prior to the issuance of Certificates of Occupancy within the phase.

6.2.2 Water Concept Plan

The proposed domestic water system is conceptually shown on Exhibit 6-5. This water system shall be owned and operated by the City of Corona Utility Services Department.

The proposed project is located within the City of Corona's Zone 6 water pressure system. The pressure zone is served by the Zone 6 pump station being developed with in Tract 24601 to the north of Cleveland Way. In addition, the City is working towards construction of a pipeline and a reservoir to serve this pressure zone. An on-site domestic water system will be constructed within the development. All on-site improvements will be constructed to City standards and shall be located within the private streets unless otherwise approved by the Director of Utility Services. Easements for these public water facilities shall be dedicated to the City of Corona.

Precise alignments of waterlines and hydrant placement will be determined by specific improvement plans, which will be prepared in conjunction with the development of this project.

Fire flow calculations shall be provided by the developer in conjunction with the preparation of design plans to demonstrate that the water system will provide adequate pressure to meet fire flow requirements.

Phase I of the project may develop with a single source water supply (Crown Ranch Road). Unless otherwise approved by the Fire Chief and the Director of Utilities, the Zone 6 Reservoir or an alternate 2 source of water supply provided, to be constructed by the City of Corona, must be in place prior to further development.

6.2.3 Drainage Concept Plan

The Crown Ranch Estates development is located with drainage area 7-L as shown in the South Corona Community Facilities Plan. This property is tributary to the drainage

system recently constructed in Cleveland Way, east of Crown Ranch Road, in conjunction with Tract 24601.

An on-site private storm drain system will be constructed to intercept and convey local runoff. This onsite private storm drain system will discharge into a proposed public storm drain to be constructed in Crown Ranch Road northerly to the existing system in Cleveland Way in Planning Area 1 and Planning Area 3. In Planning Area 2, the on-site run-off will slope easterly in the private street towards a proposed catch basin at the end of the cul-de-sac. The run-off will then go into a drain and will join an existing catch basin near the northeasterly corner of the parcel. No off-site storm drains are currently proposed in Gilbert Avenue.

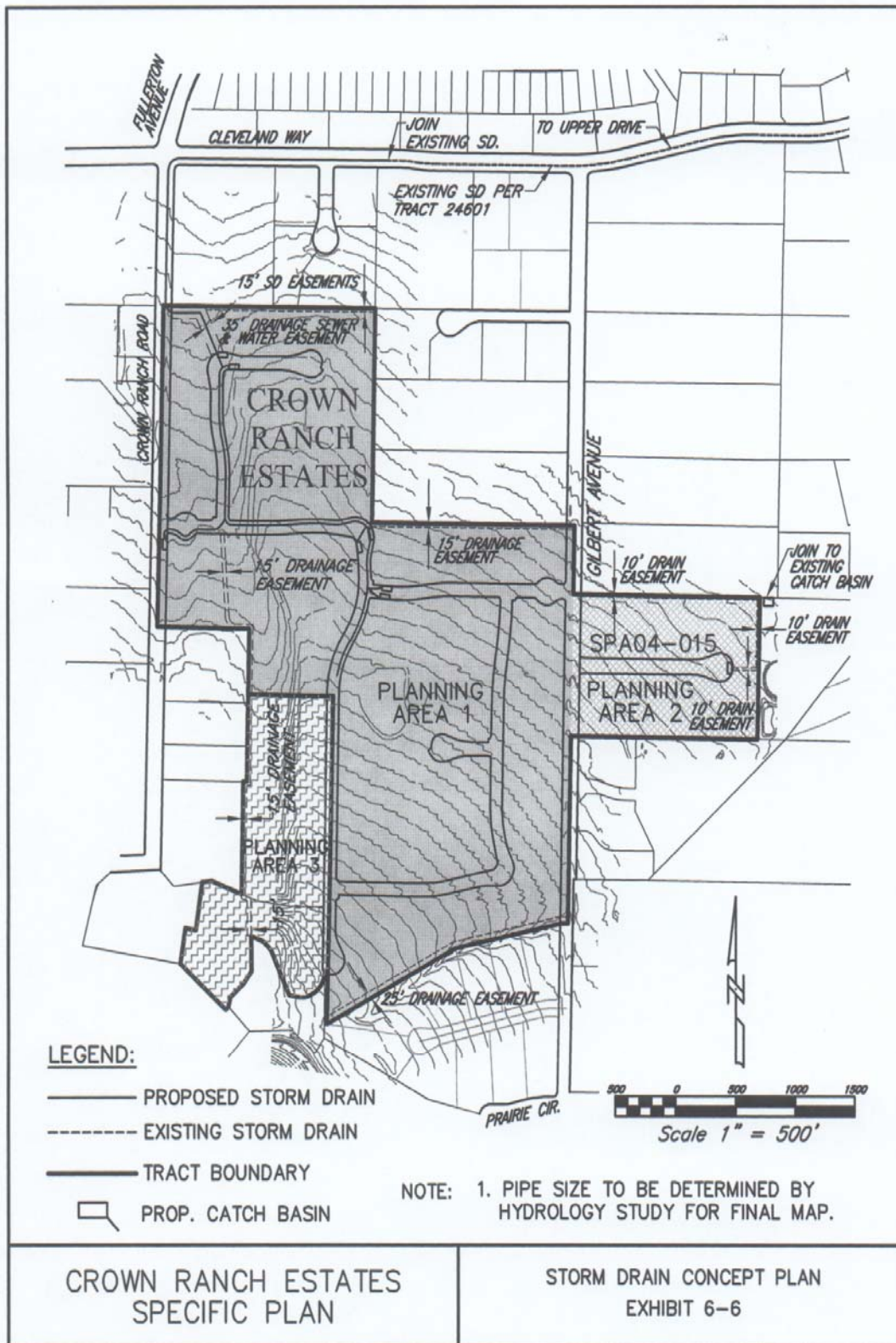
The proposed conceptual storm drain system is illustrated on Exhibit 6-6.

The developer will also have the option of connecting to the storm drain line in Cleveland Way through private property and/or public streets to the north of the Specific Plan area, provided that the access rights across the private property can be obtained.

6.2.4 Other Utilities

Solid waste disposal will be provided by the City of Corona.

Energy will be provided by Southern California Edison Company.



7. GRADING CONCEPT

Generally the grading concept for the Crown Ranch Specific Plan has been developed to attempt to maintain the natural terrain of the site as much as possible. For most areas the streets will be designed to approximately follow the natural grade so as to minimize the amount of grading.

In areas where the streets follow the existing natural contours, pads for home sites are proposed to provide for a generous homesite while maintaining some of the remaining site in a more natural, cleared, condition. The configuration of the grading on an individual lot will be dependent upon the lot size, lot shape, proposed pad size and orientation of the adjacent street and the pad to the natural contour. Examples of possible pad grading configurations are illustrated on the Conceptual Lot Grading Exhibits 7-1 through 7-4.

For those lots which are graded with individual pads, it will be necessary to provide for cross-lot drainage in order to maintain as much of the natural contour of the property as possible. In these areas, private drainage easements shall be provided through the downstream lot, or lots, to a point of adequate discharge to a private or public street or a storm drain. The project CC&R shall implement provisions to provide for maintenance of these drainage courses and for keeping these easements free of structures. Also lots created with individual pads will not be held to the normal City of Corona standards regarding lot grading, on-site 3" drainage pipe, and/or area drains as shown on the City standard plans. All graded drainage swales shall have a slope of 1% minimum.

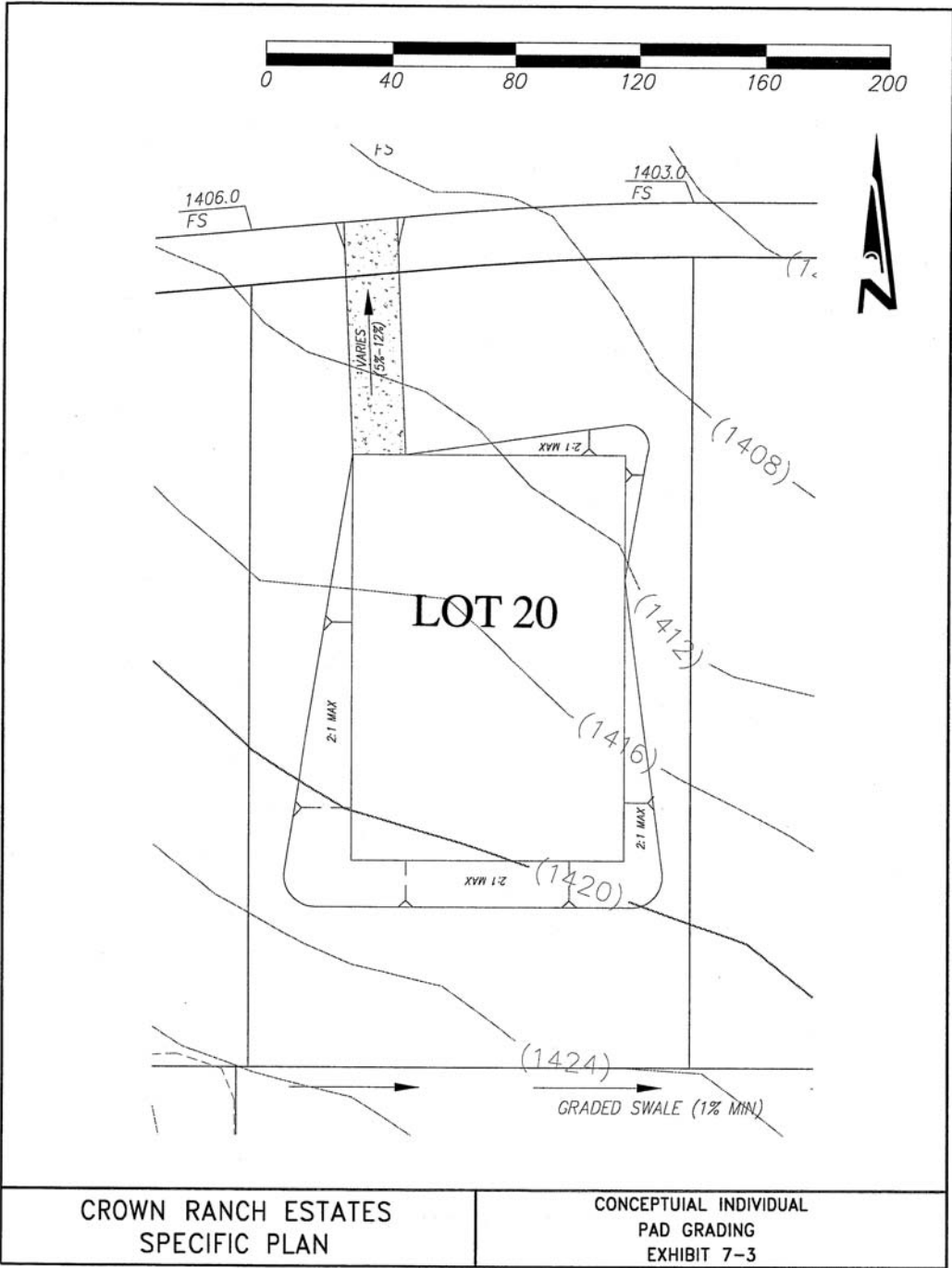
Some areas of the Specific Plan will not be graded as individual pads. It will be necessary to grade some areas of the site as conventional pads (Exhibit 7-5) due to the need to overcome significant grade differential or to make sewer connections. For example, the north south oriented bluff which bisects the northwest quadrant of the site, is approximately 20 feet in height. The east-west oriented private streets must be designed to cross this bluff with reasonable street grades per City street design guidelines. Therefore, a significant portion of this area must be graded conventionally to accommodate the construction of these roadways and to create buildable pads. Exhibit # 7-6 generally depicts the lots which will be graded using conventional grading and which will employ conceptual pad grading. The extent of this grading will be determined during the preparation of grading plans. Cross-lot drainage of conventionally graded pads adjacent to the northerly tract boundary will be necessary.

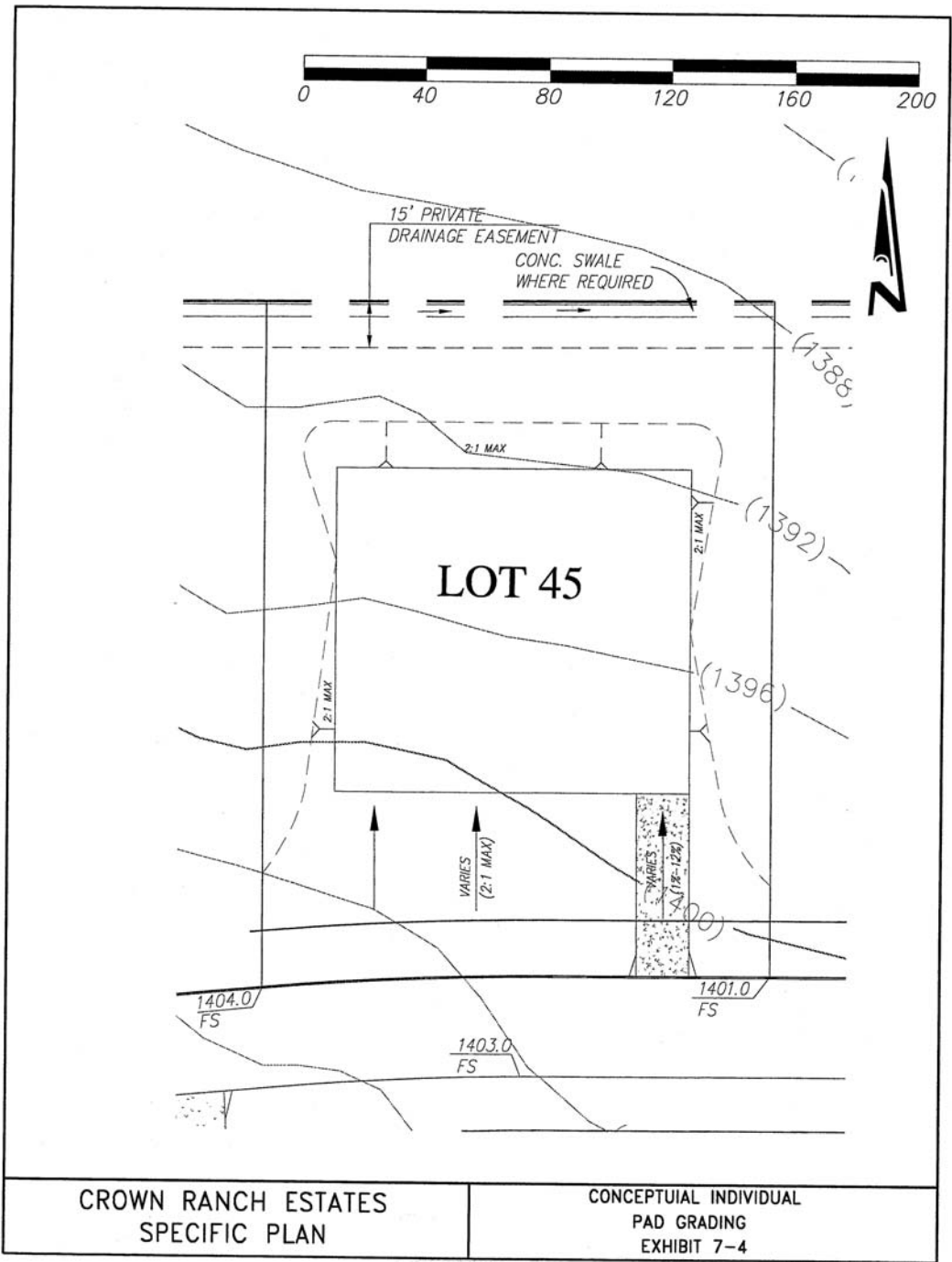
Grading Standards

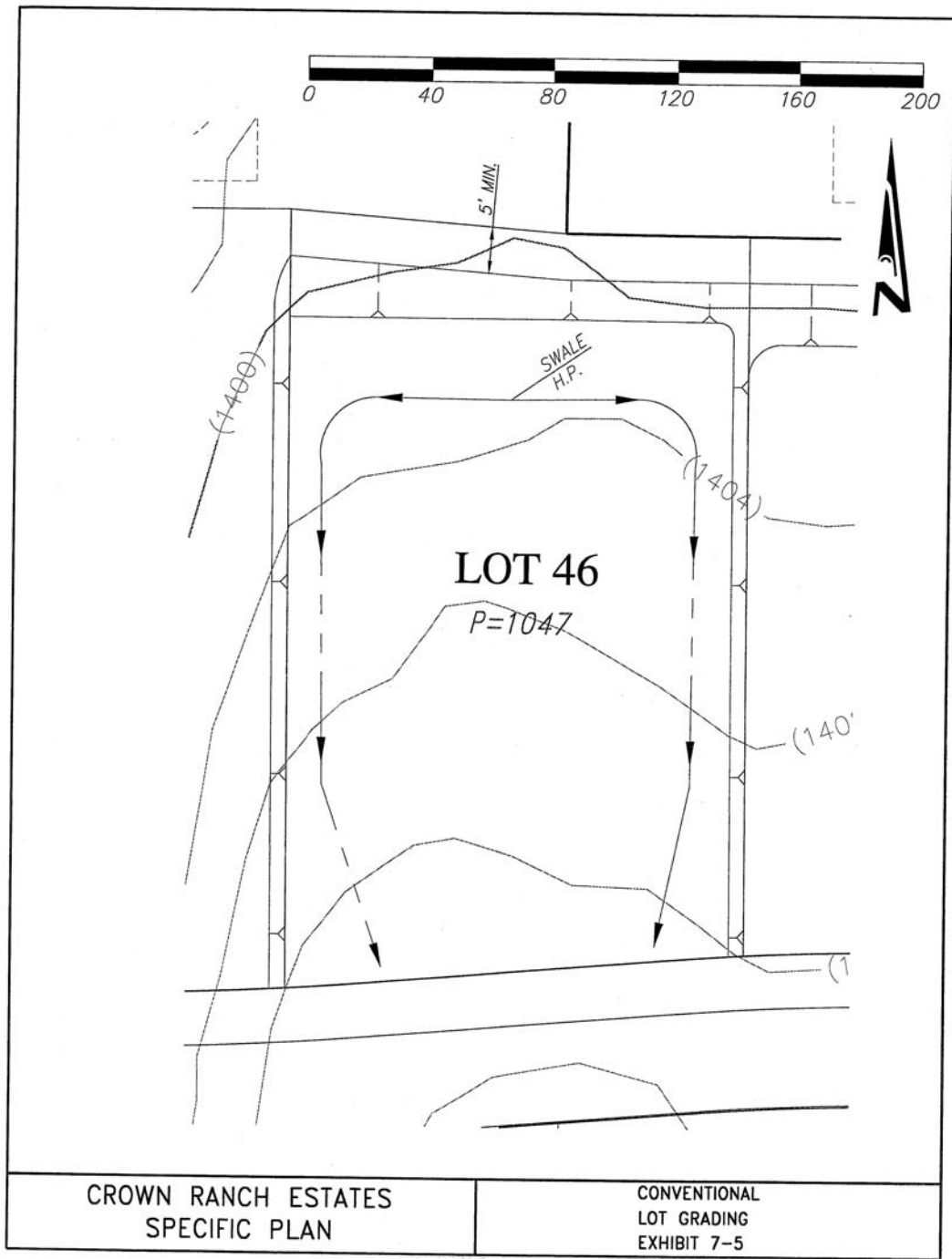
In addition to the guidelines listed above. Lot grading shall conform to the following:

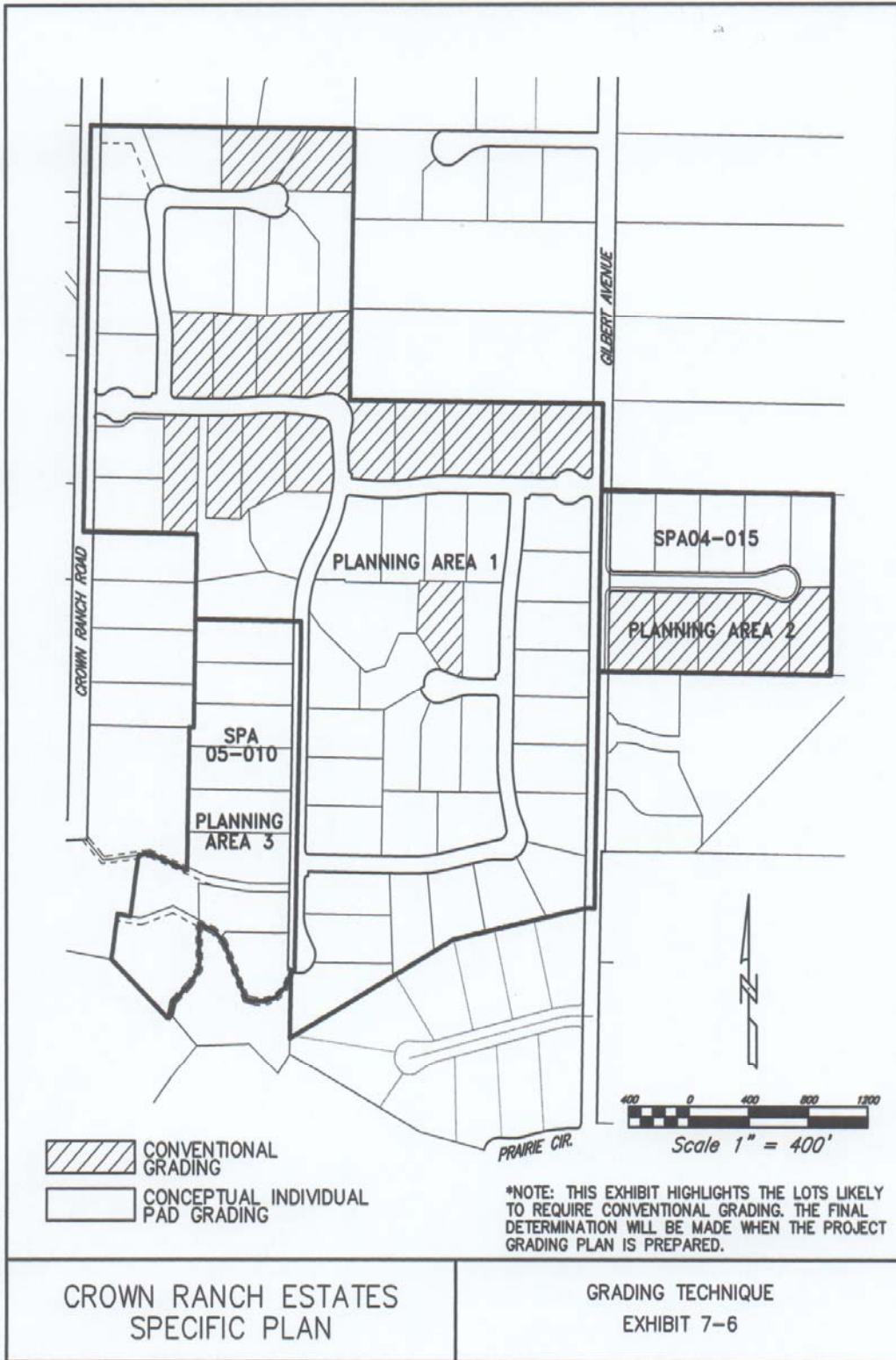
1. Conventional Graded lots shall conform to the City Standards and Standard Plans and as shown on Exhibit 7-5.
2. Conceptual Pad Grading
 - a. Maximum pad area shall not exceed 80% of the lot area.
 - b. No grading shall be permitted within 10 feet of side lot lines or rear lot lines (except swales or other drainage control)
 - c. All pads shall include a minimum 5-foot level area adjacent to all structures.
 - d. All dwellings shall have a minimum of 20 ft level at the rear of the home.

Variations to this chapter "Grading Concept" shall be subject to the (review and) approval of the City's BZA (Board of Zoning Adjustment) prior to approval of Grading Plans.









8. DEVELOPMENT PHASING AND FINANCING

8.1 Facilities Financing Plan

A. Improvement Financing

The developer and/or builder for the Crown Ranch Specific Plan will have the opportunity to participate in financing public facilities as established by State law and City ordinances. Any financing plan such as a Community Facility District or an Assessment District shall be subject to the approval of the City of Corona.

B. Maintenance Financing

1. Homeowners Association

Planning Area 1 and Planning Area 3:

A homeowners association will be created for Planning Area 1 and Planning Area 3 to provide for the maintenance of the private streets, on-site private storm drain system, landscaped parkways along the private streets and the parkways and landscape easements along the project frontage on Gilbert Avenue and Crown Ranch Road. (See Exhibit # 8-5)

Planning Area 2:

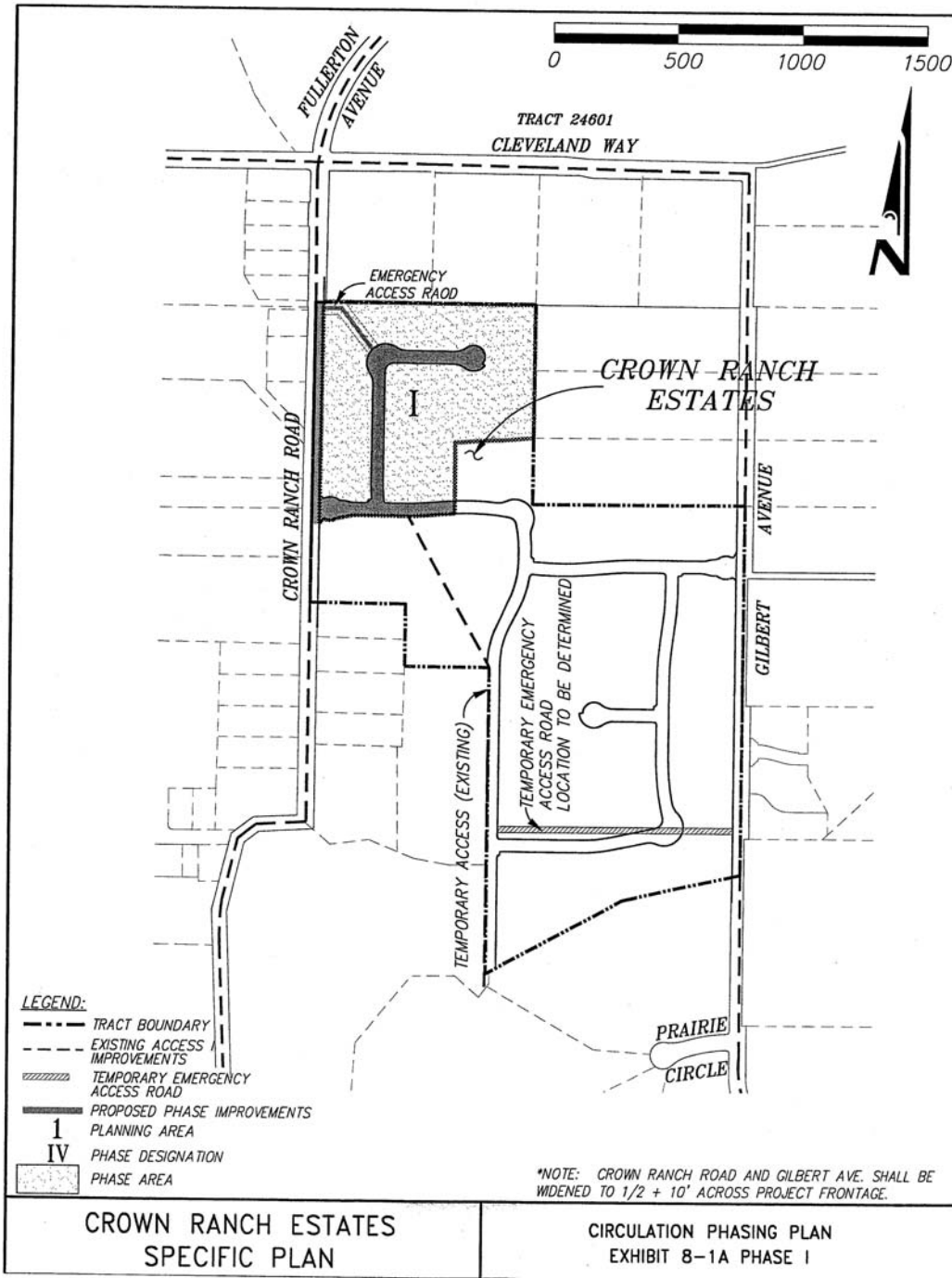
A homeowners association will be created for Planning Area 2 to provide for the maintenance of the private streets, on-site private storm drain system, landscaped parkways along the private streets and the parkways and landscape easements along the project frontage on Gilbert Avenue. (See Exhibit # 8-6)

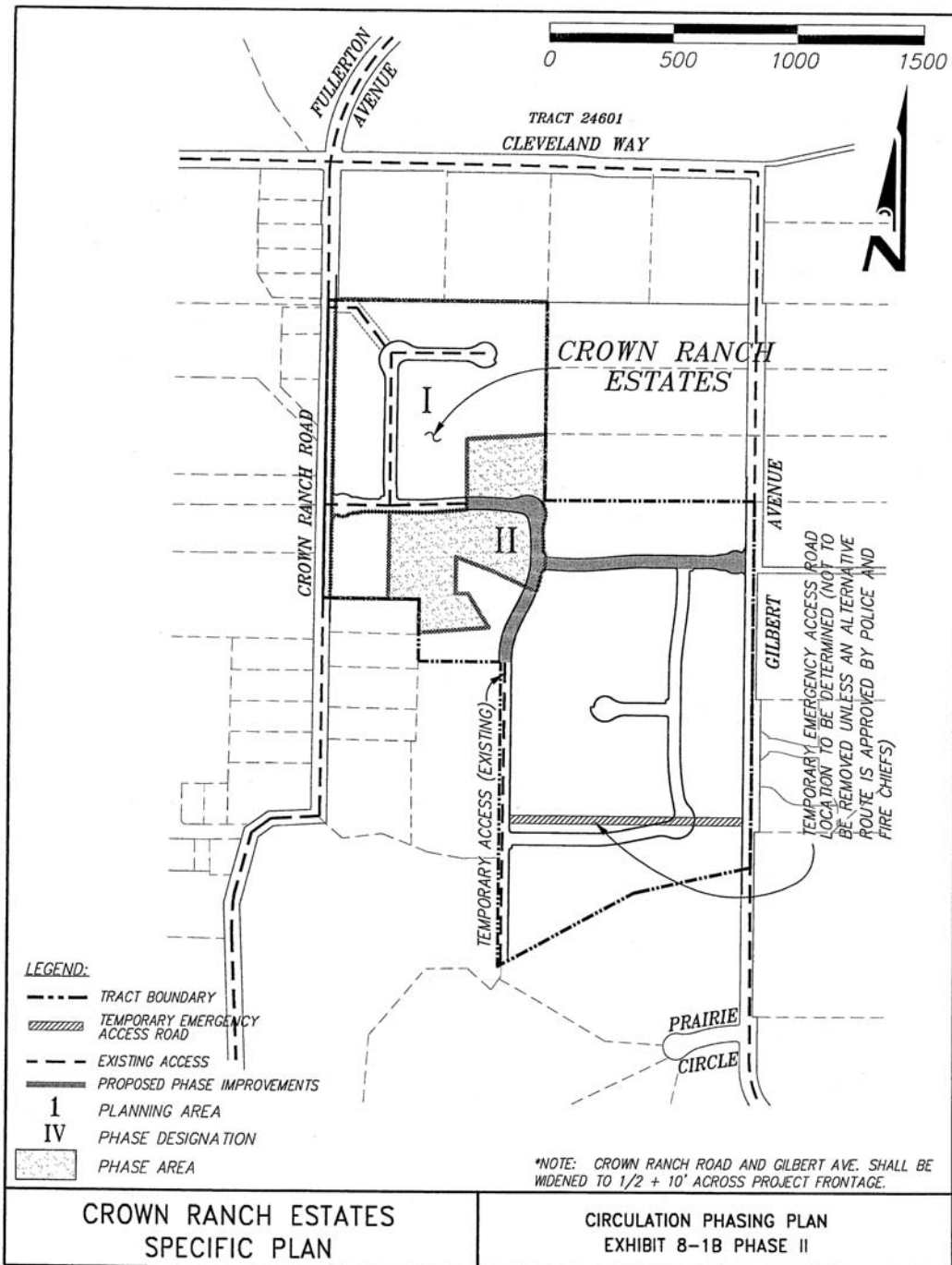
2. Public Facilities

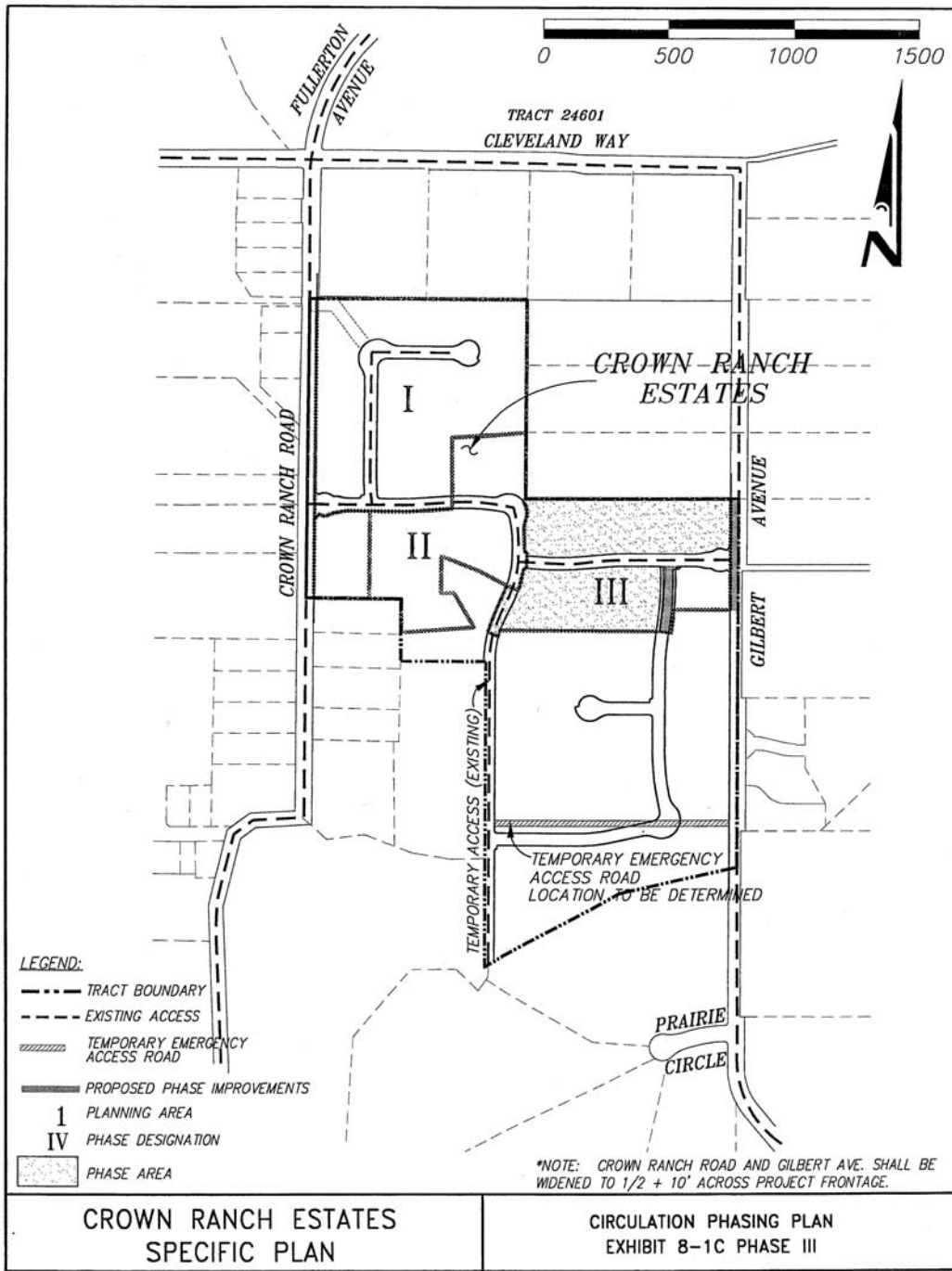
The operation and maintenance of all public facilities and services such as roadways along Gilbert Avenue and Crown Ranch Road, onsite and offsite sewer and water improvements, offsite storm drain improvement, etc. shall be funded from local tax revenues; water, sewer, and trash collection user fees or other methods as established by the City Council pursuant to the Community Facilities Plan.

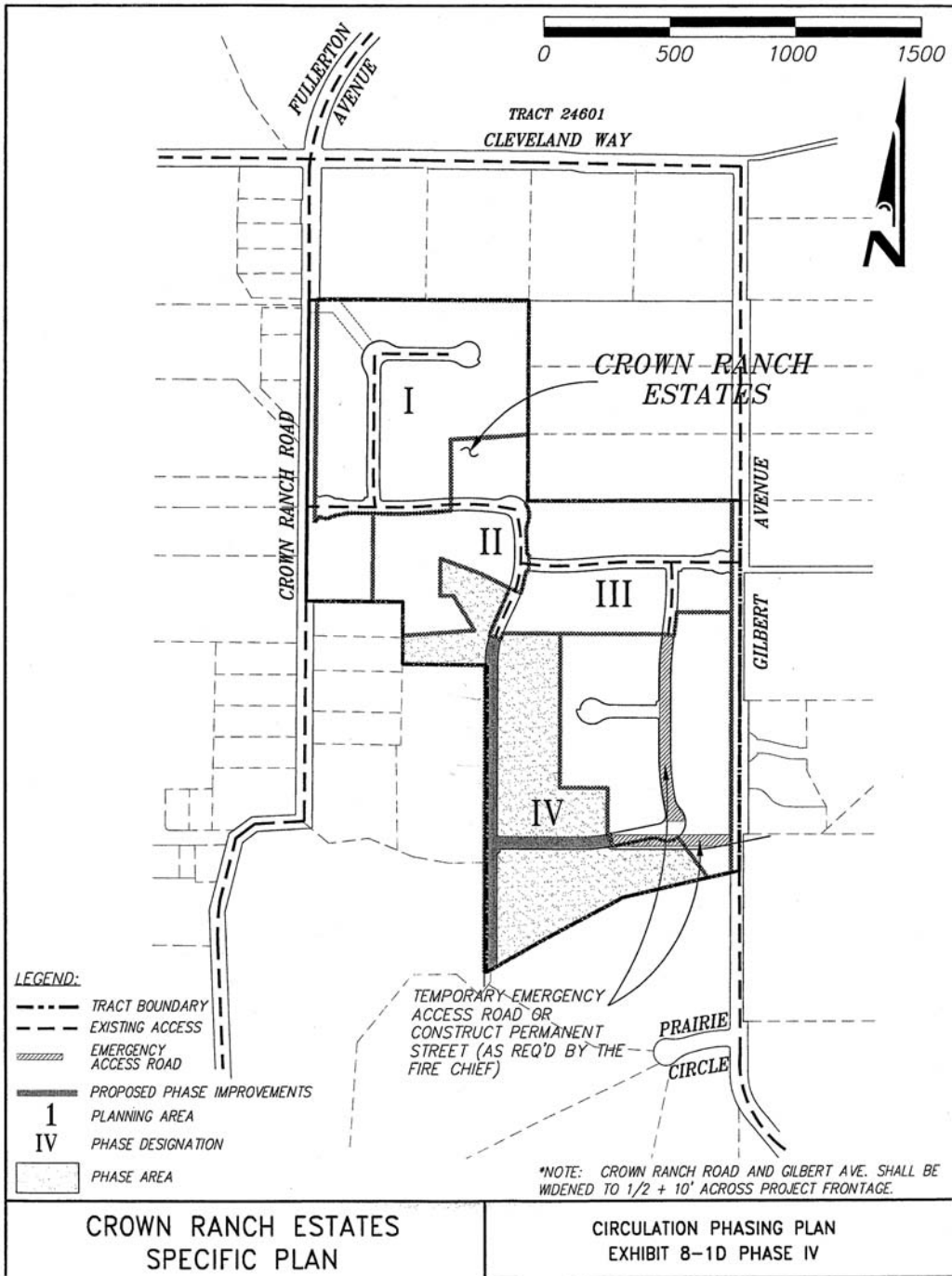
8.2 Temporary Facilities

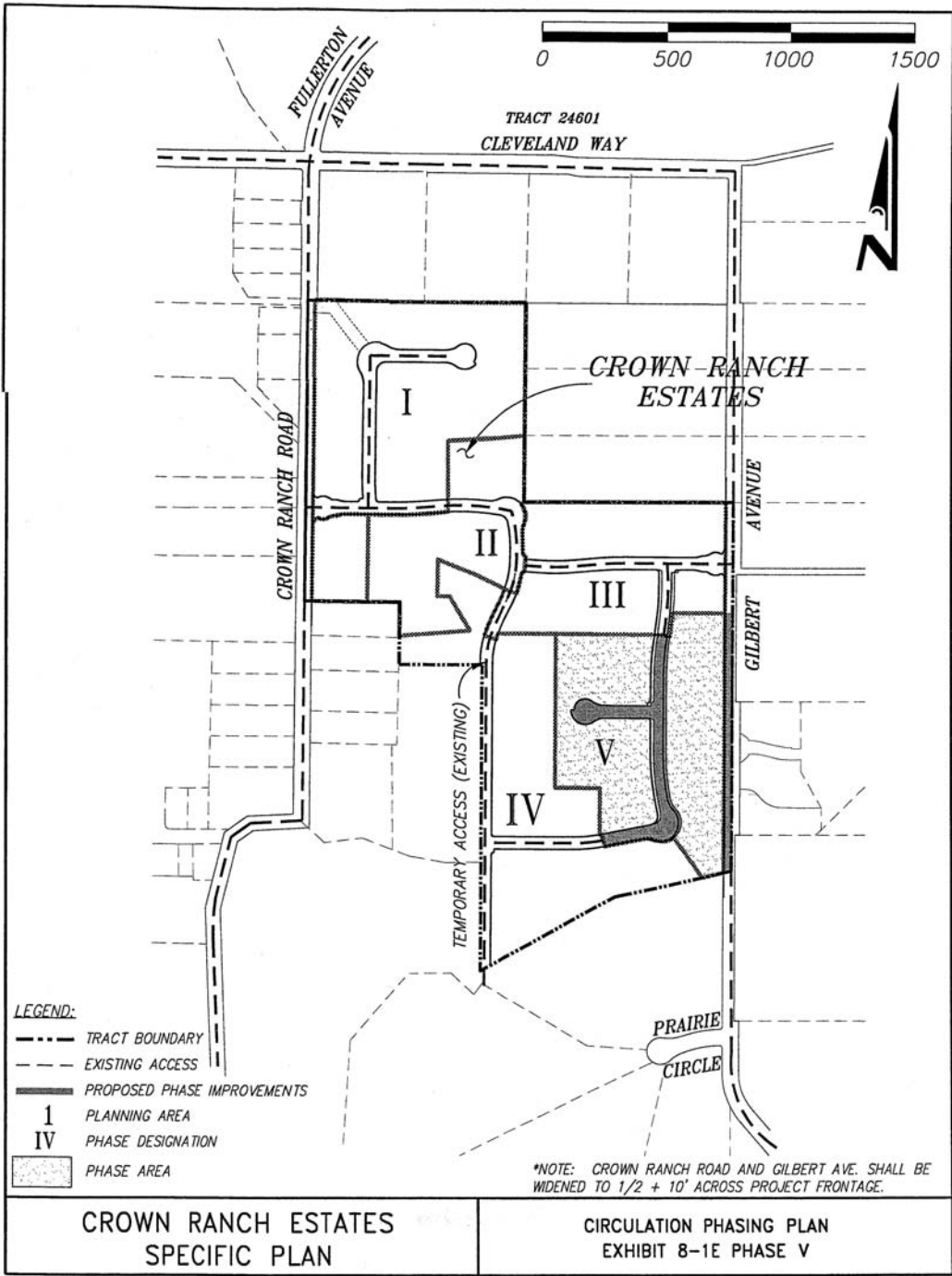
During the grading operation some existing telephone, electric, or water services serving the existing homes may need to be removed and relocated. Temporary overhead phone and electric services may be required during the grading operation to provide service to the residents until the underground system is constructed.

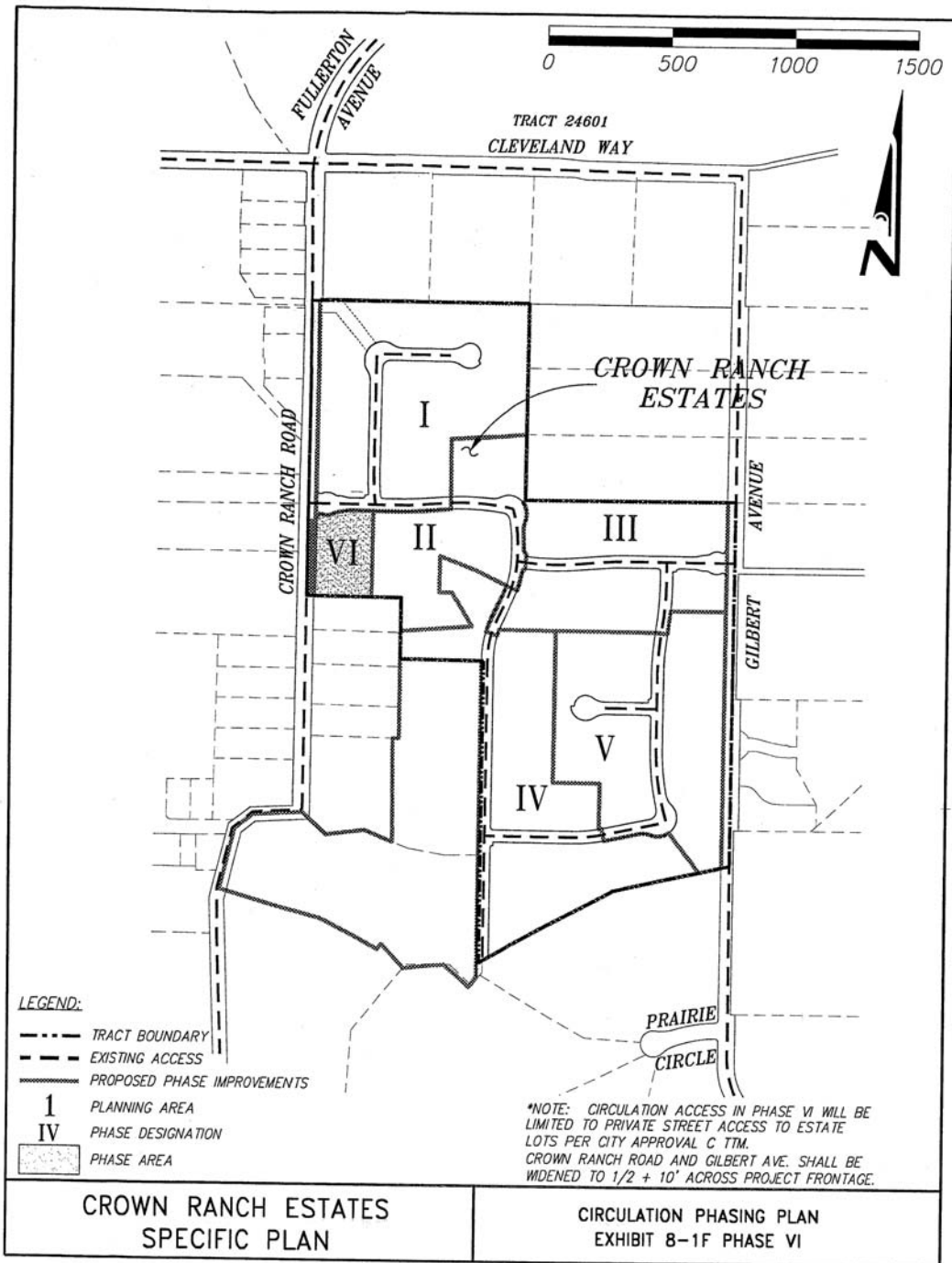


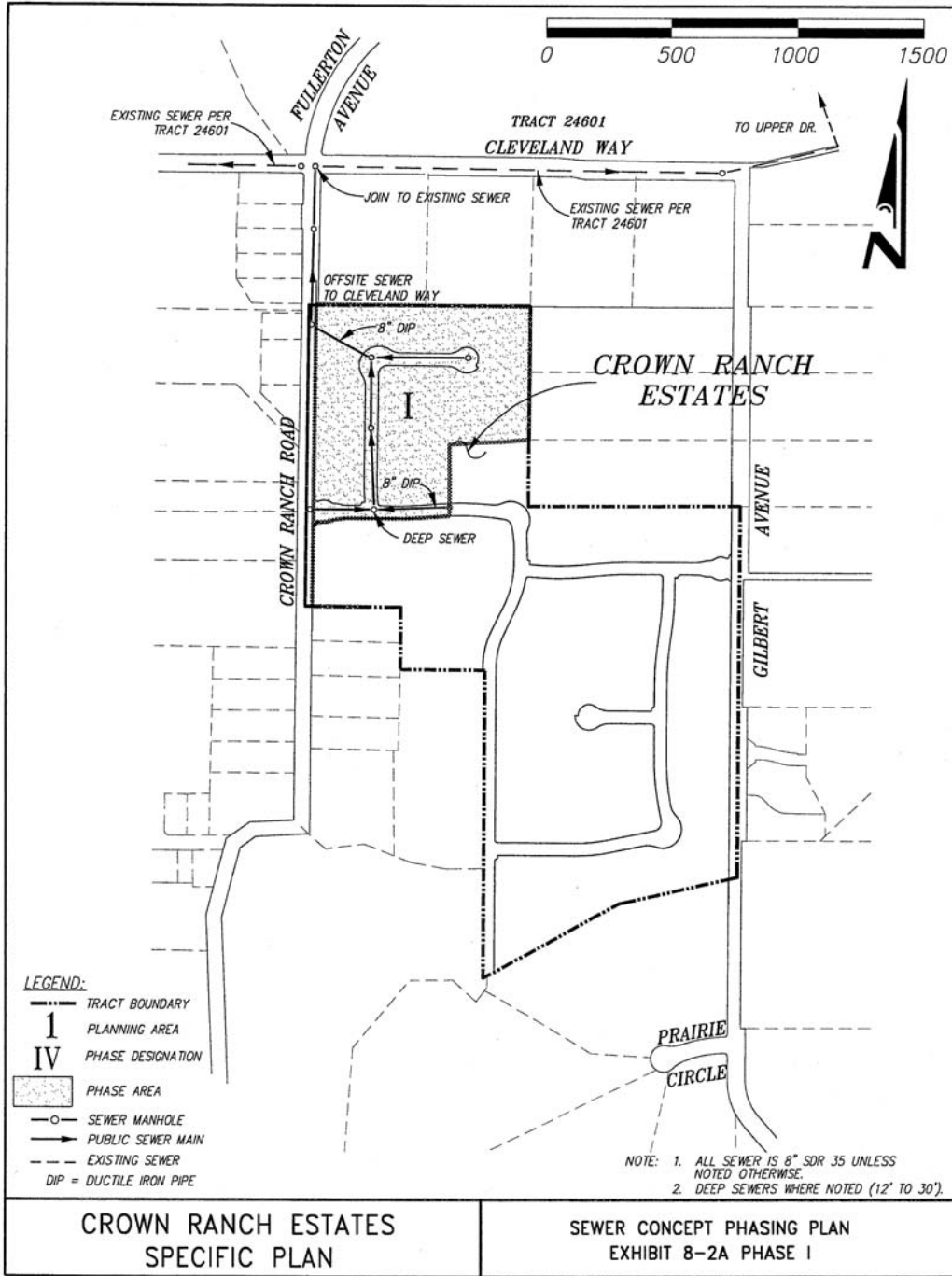


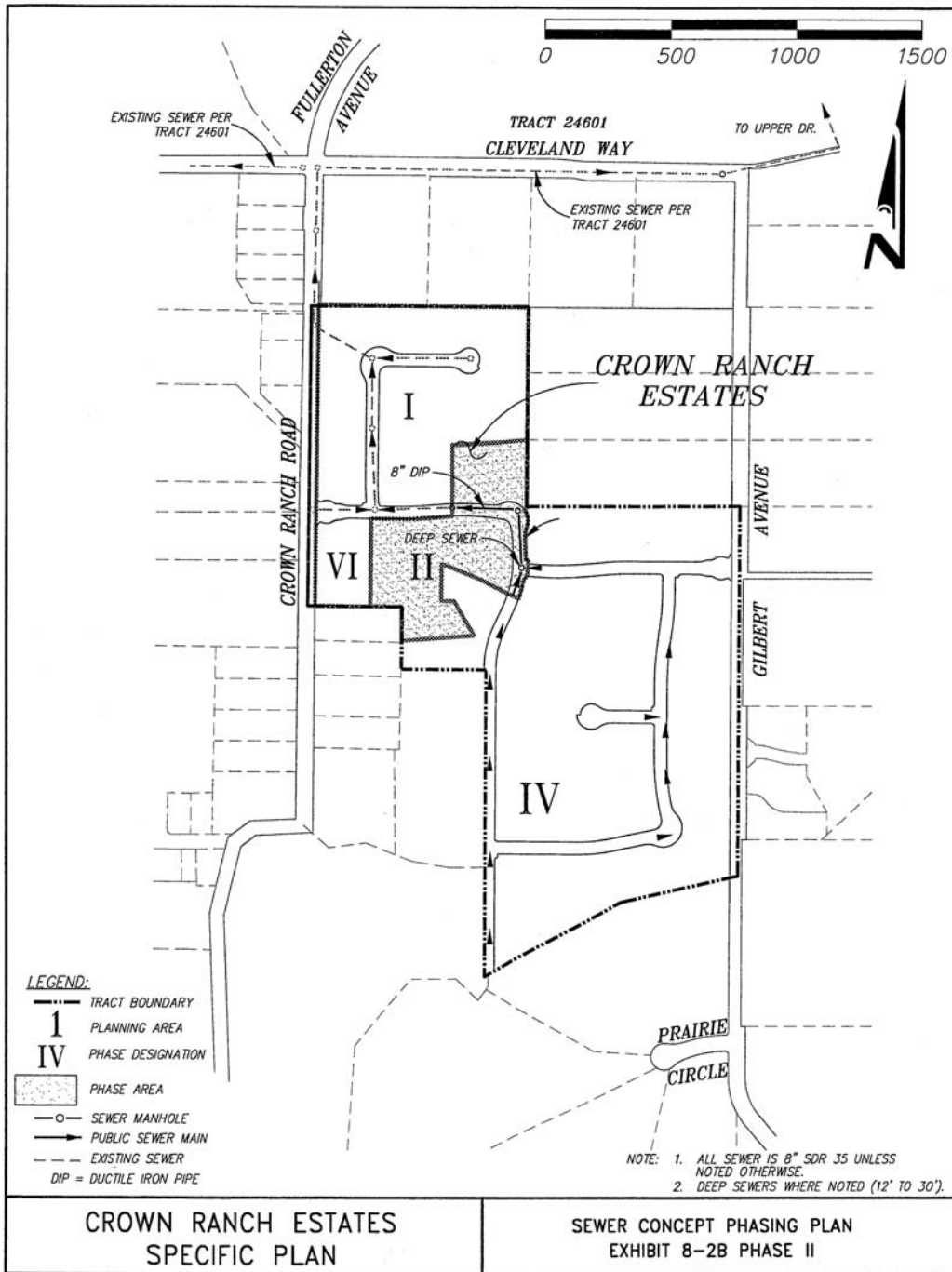


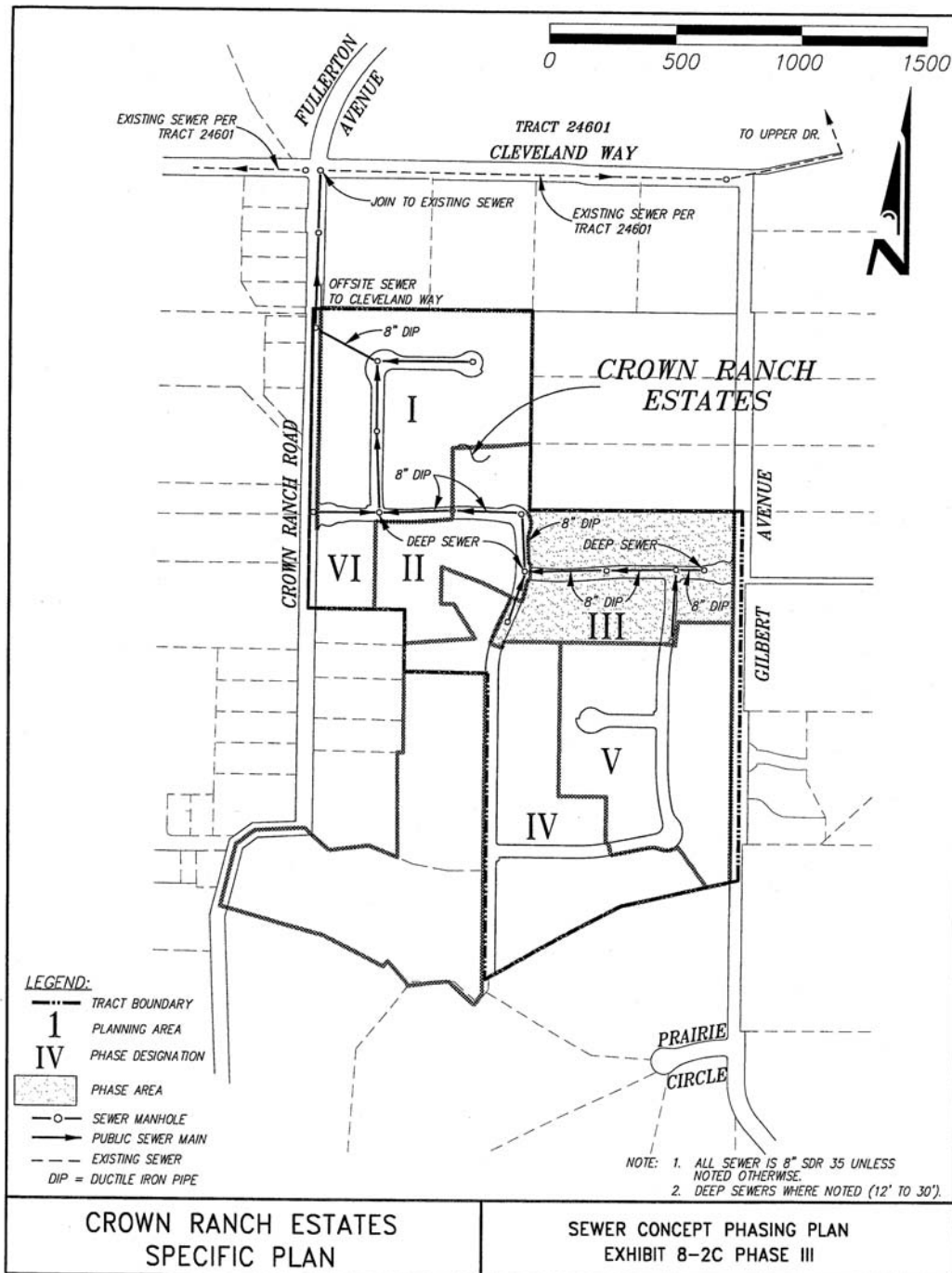


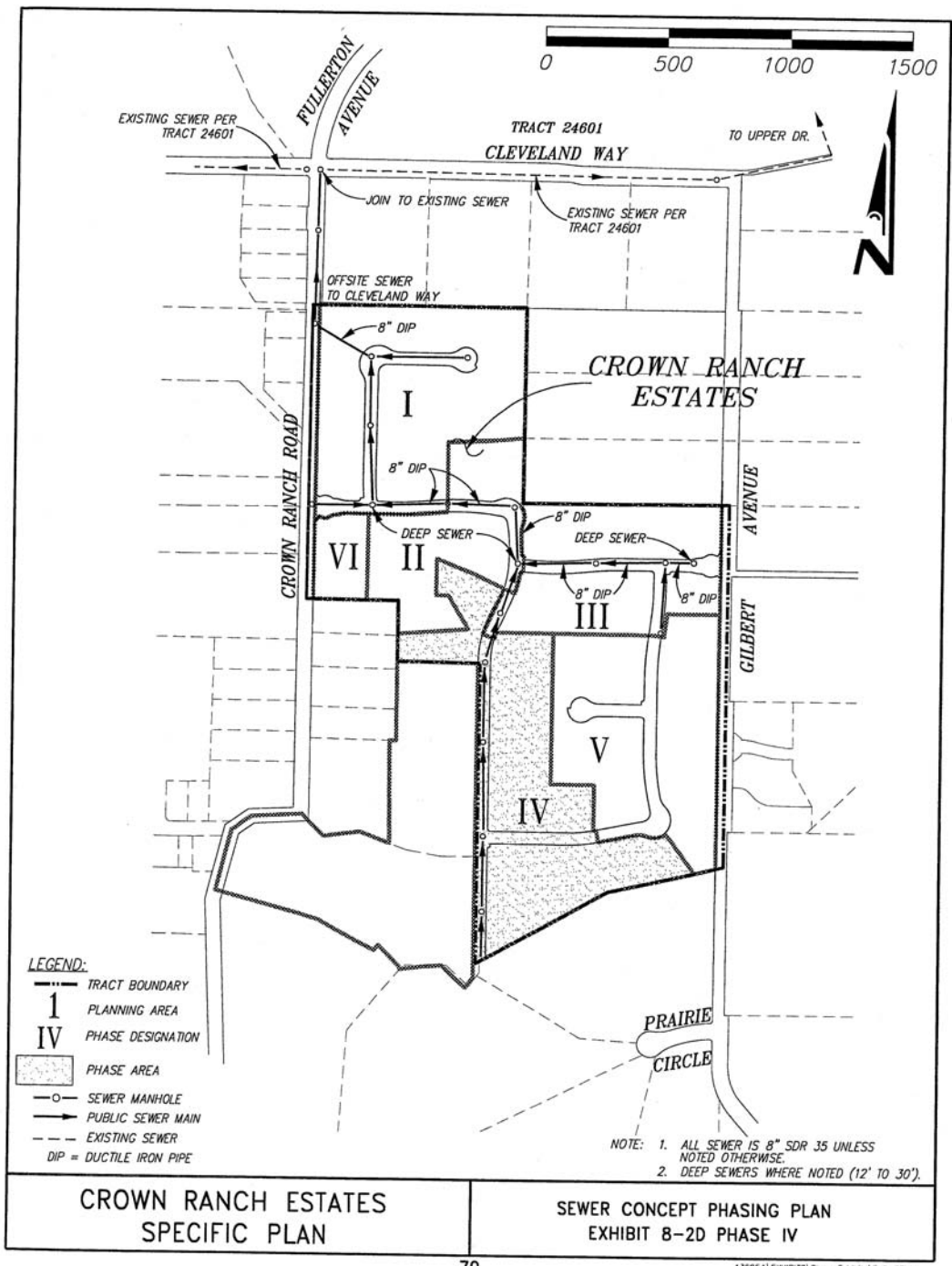


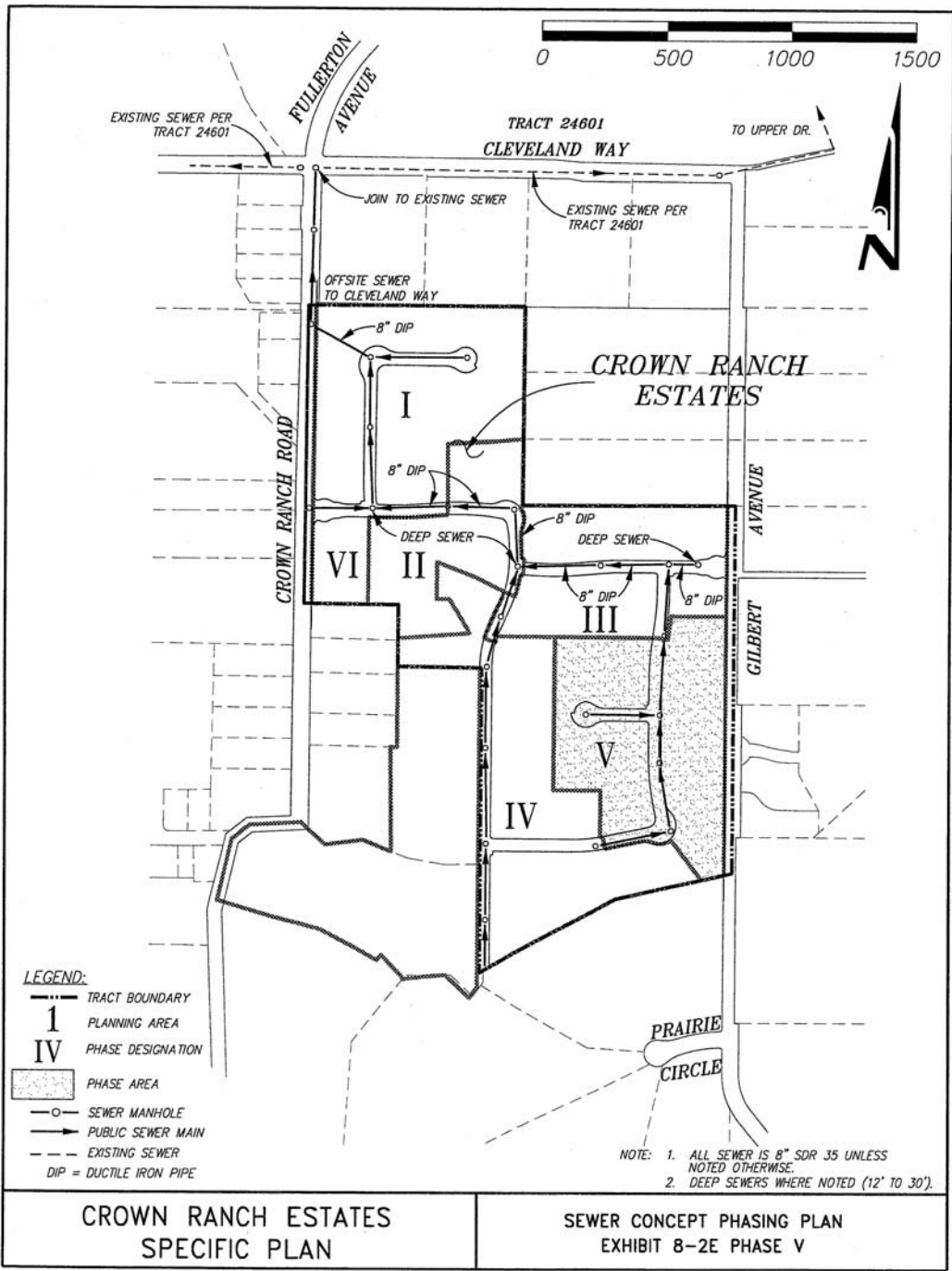


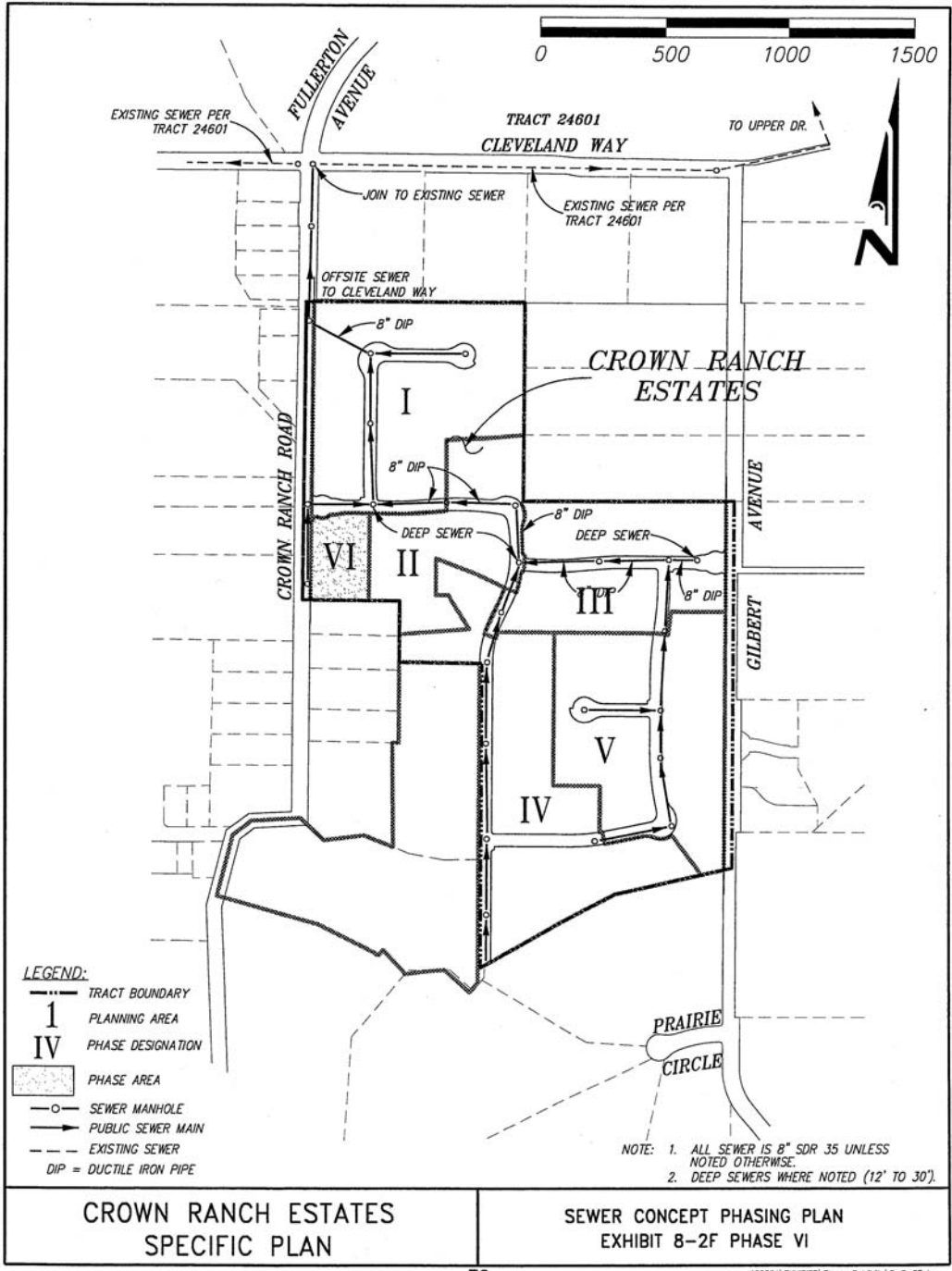


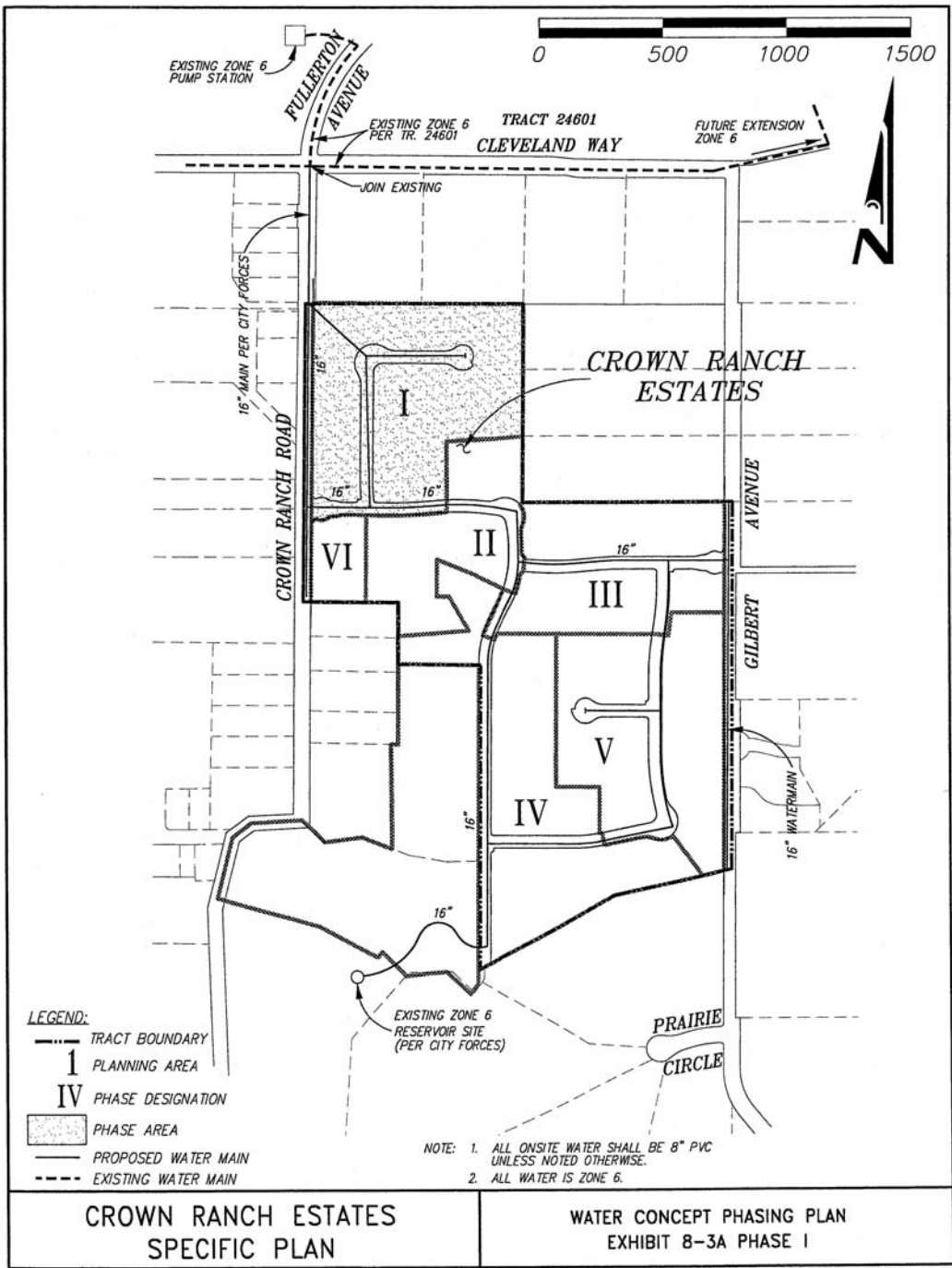


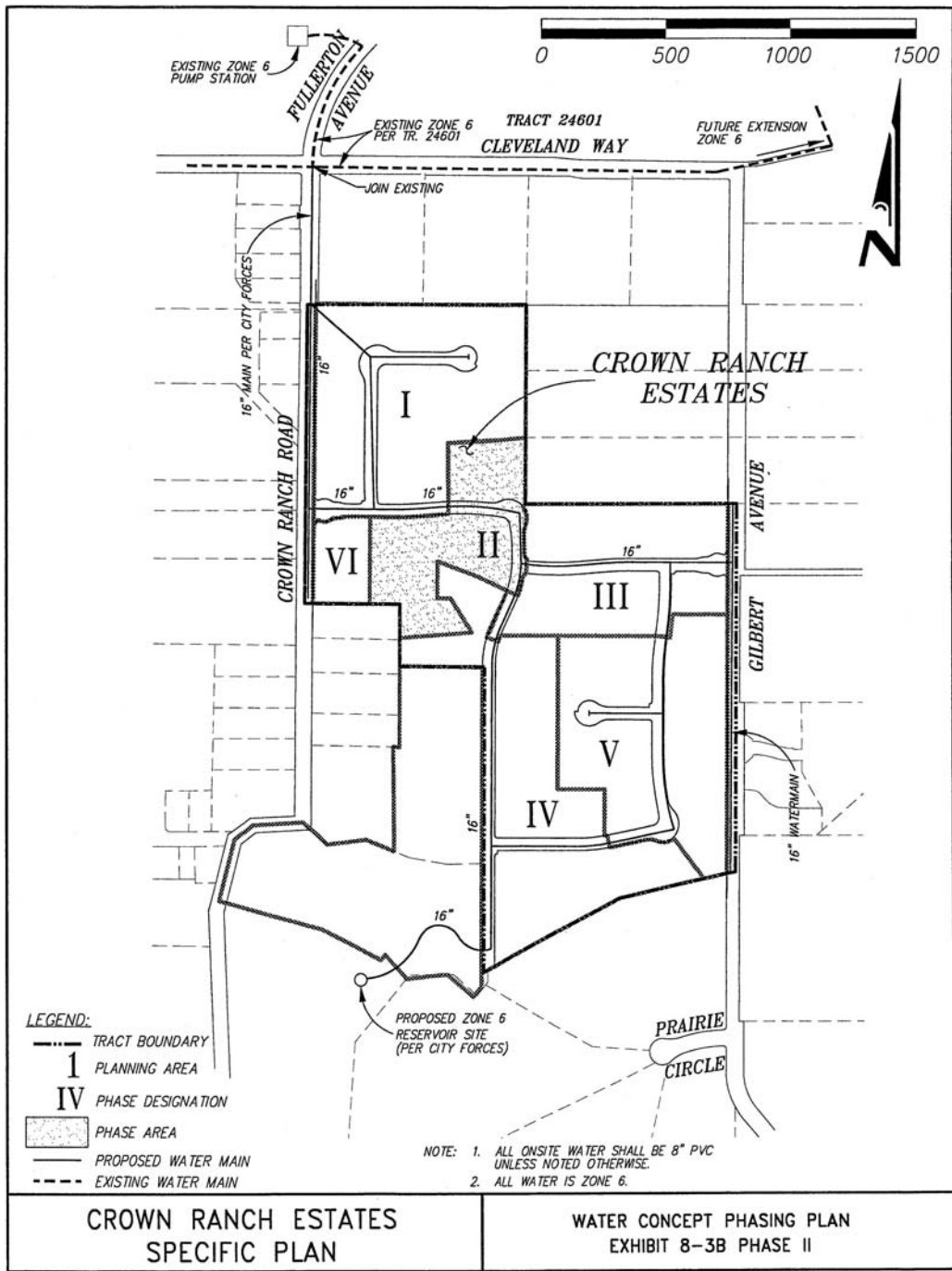


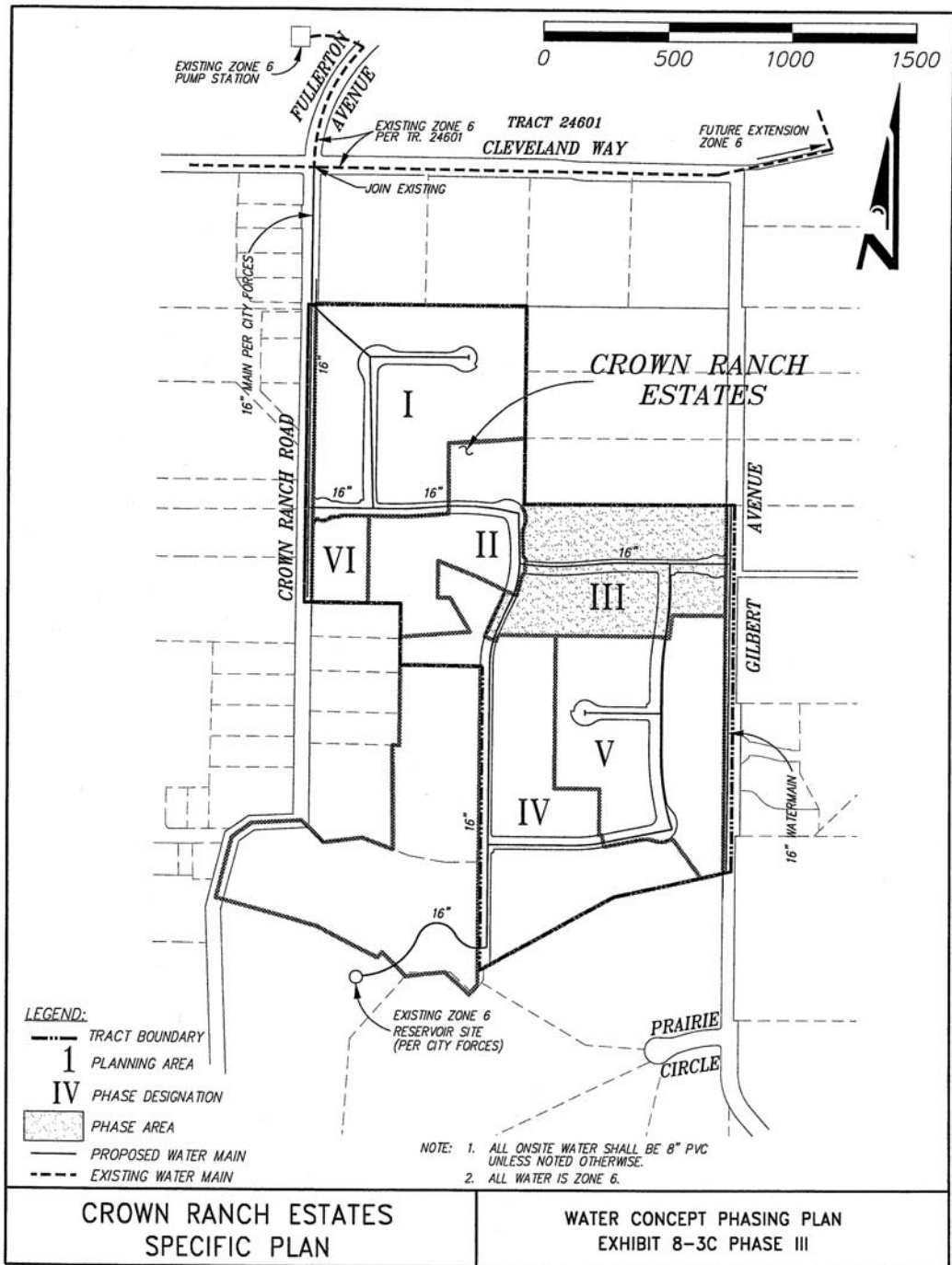


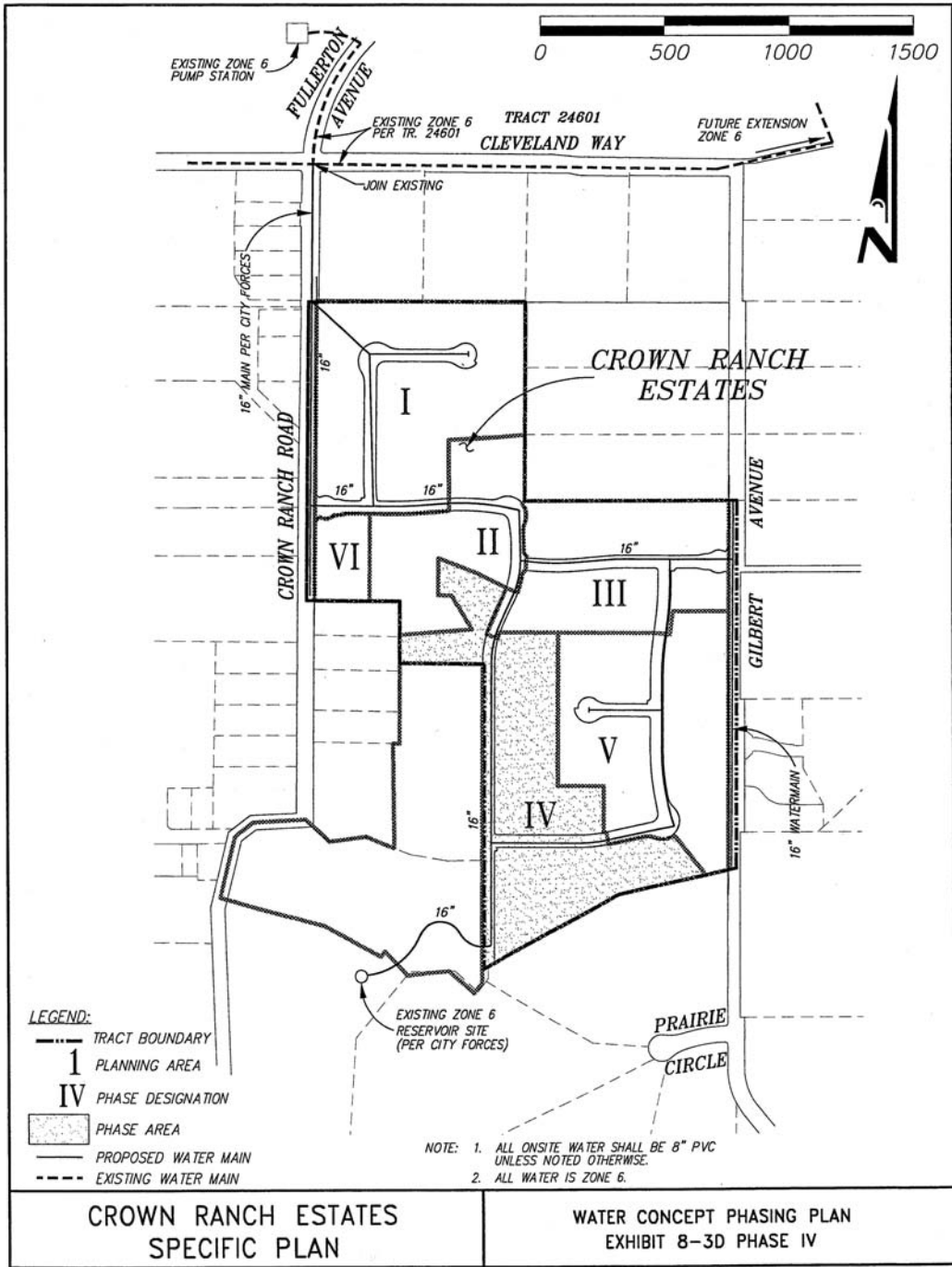


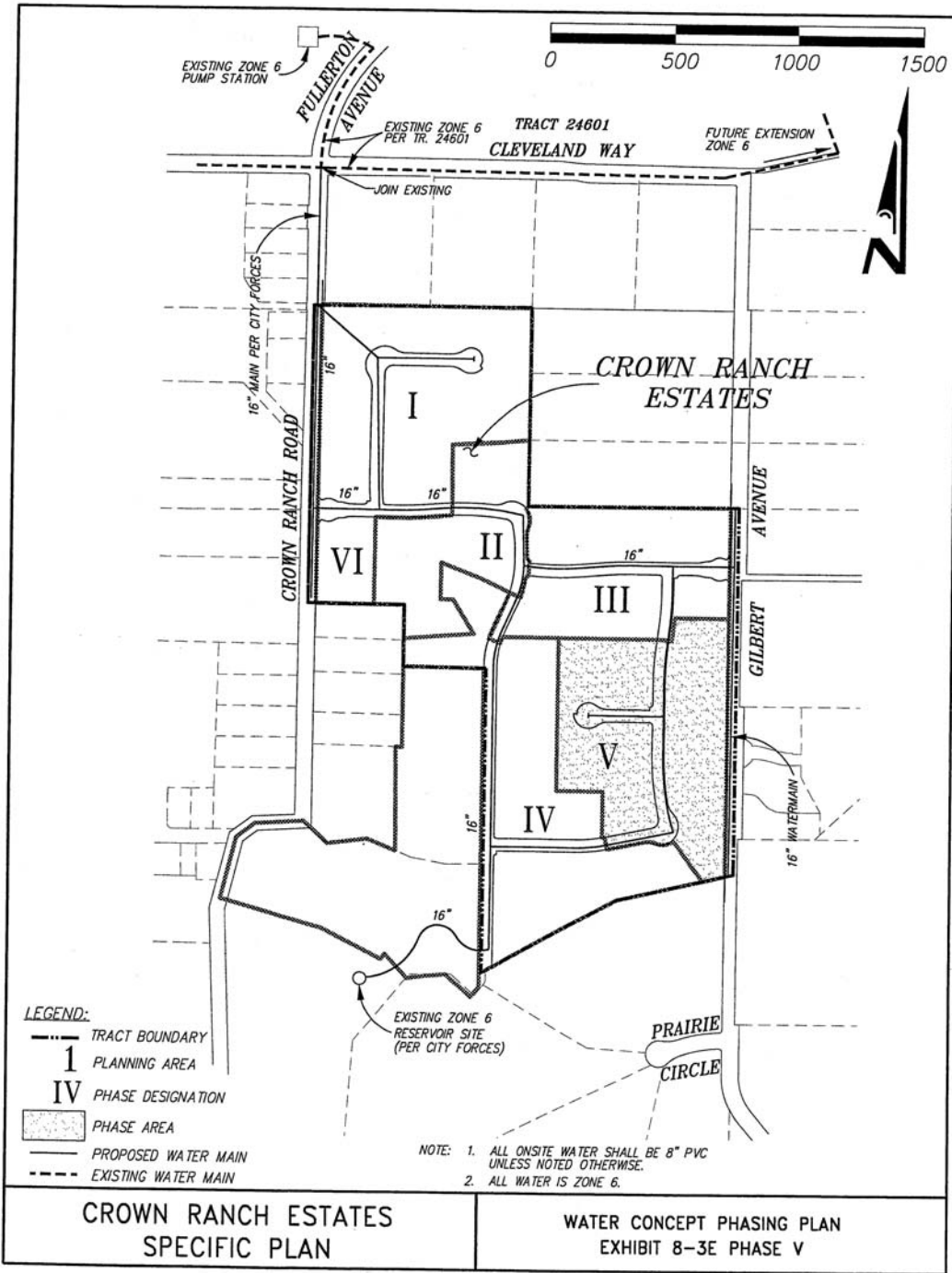


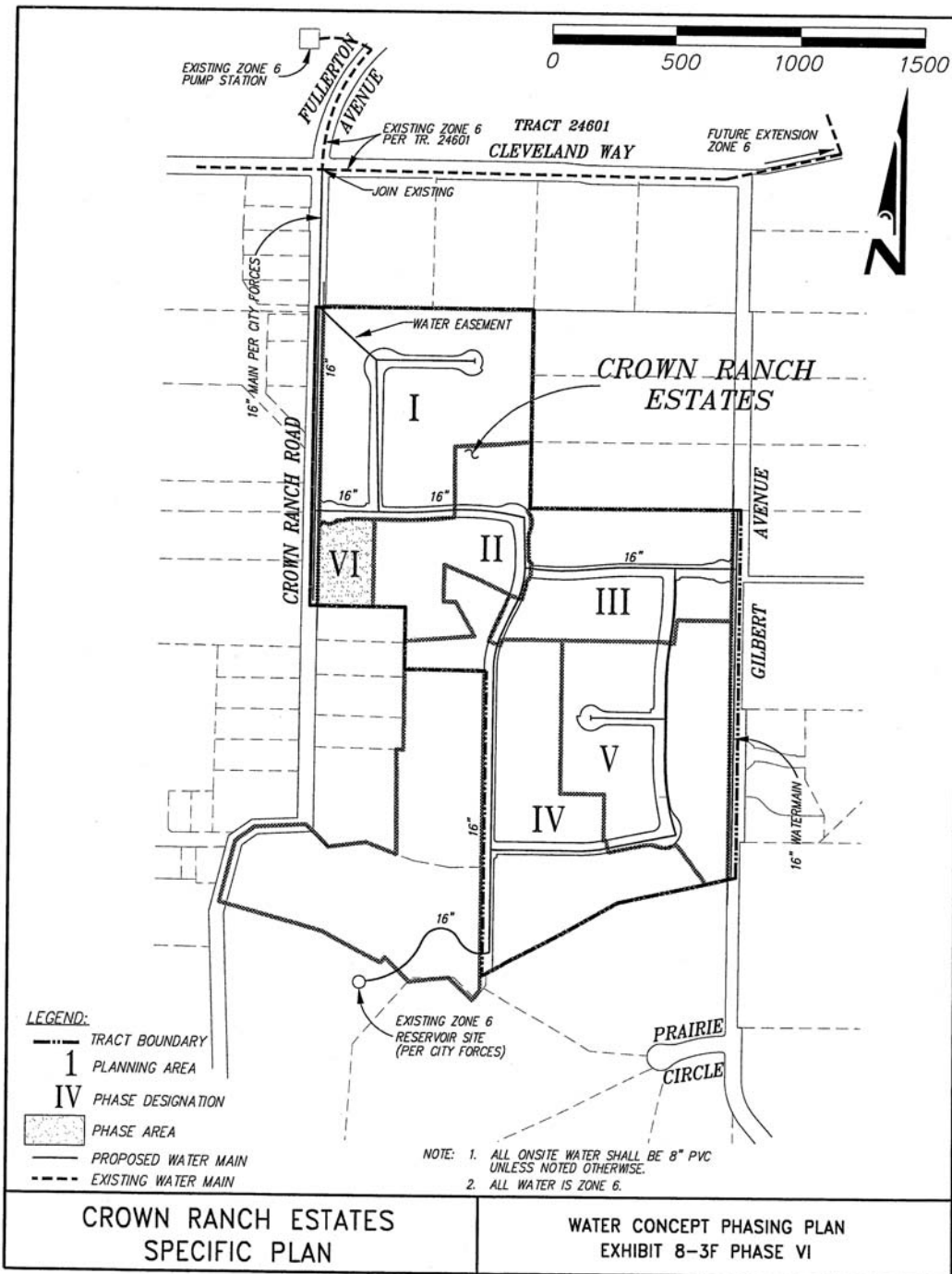


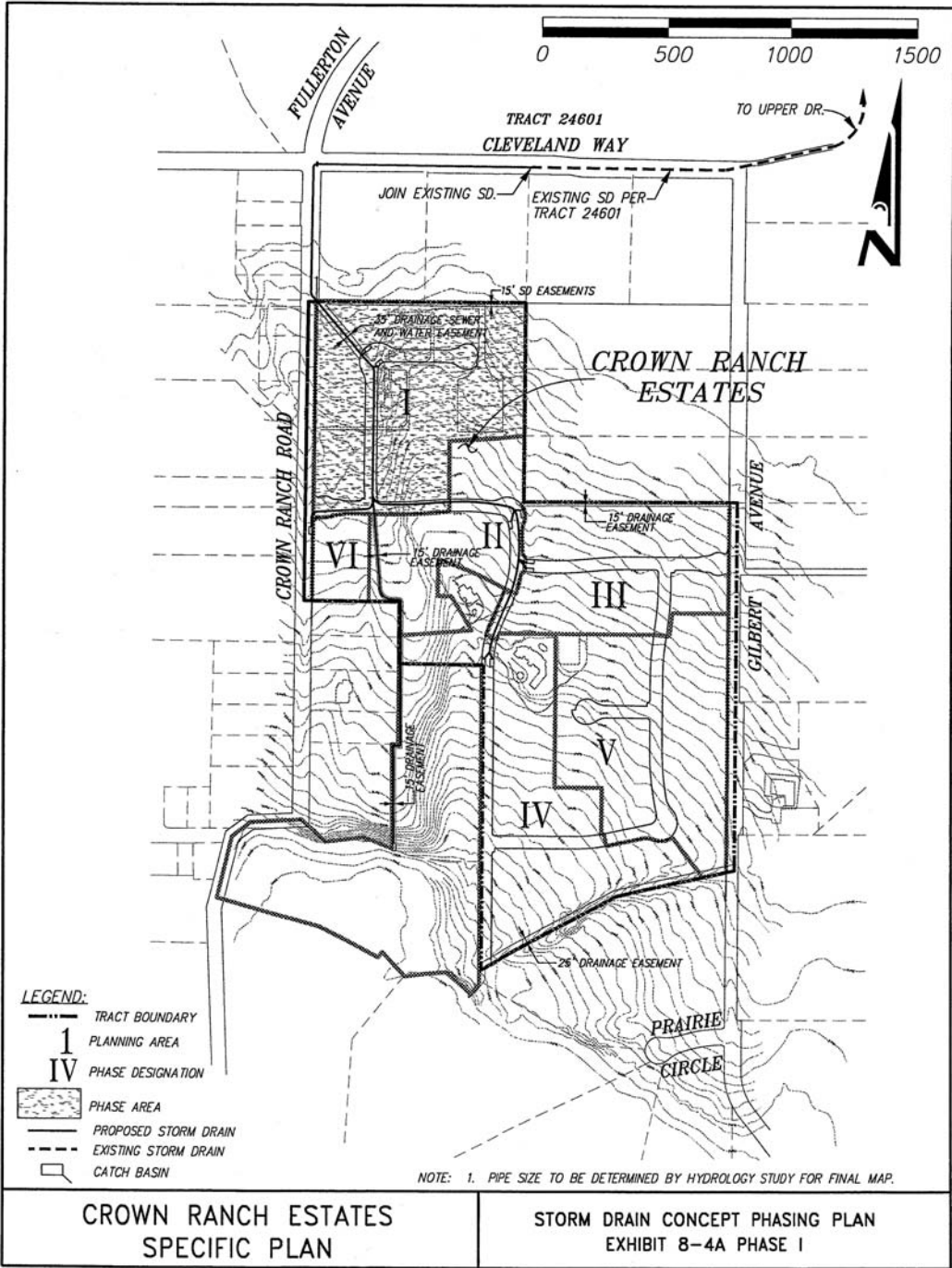


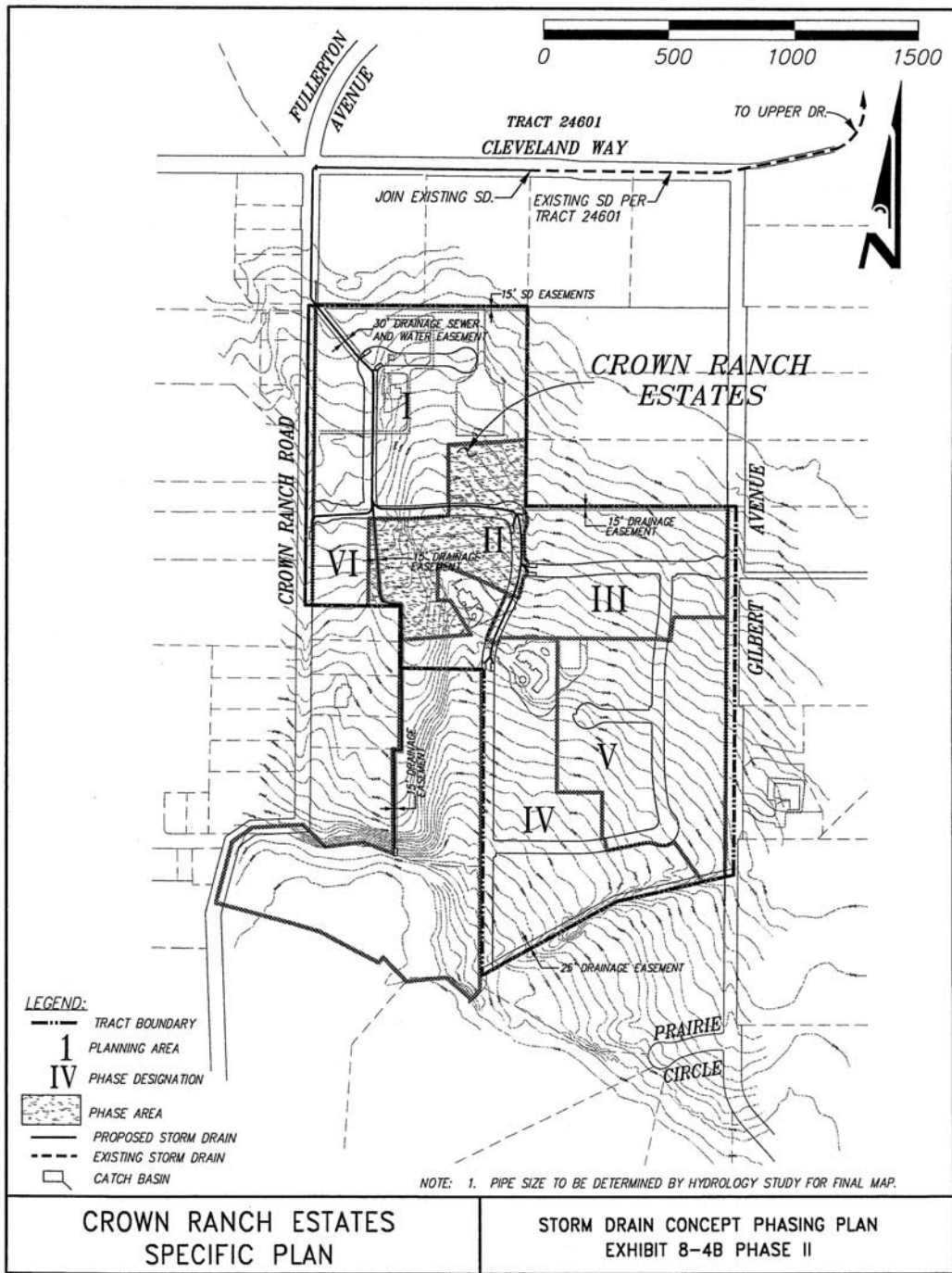


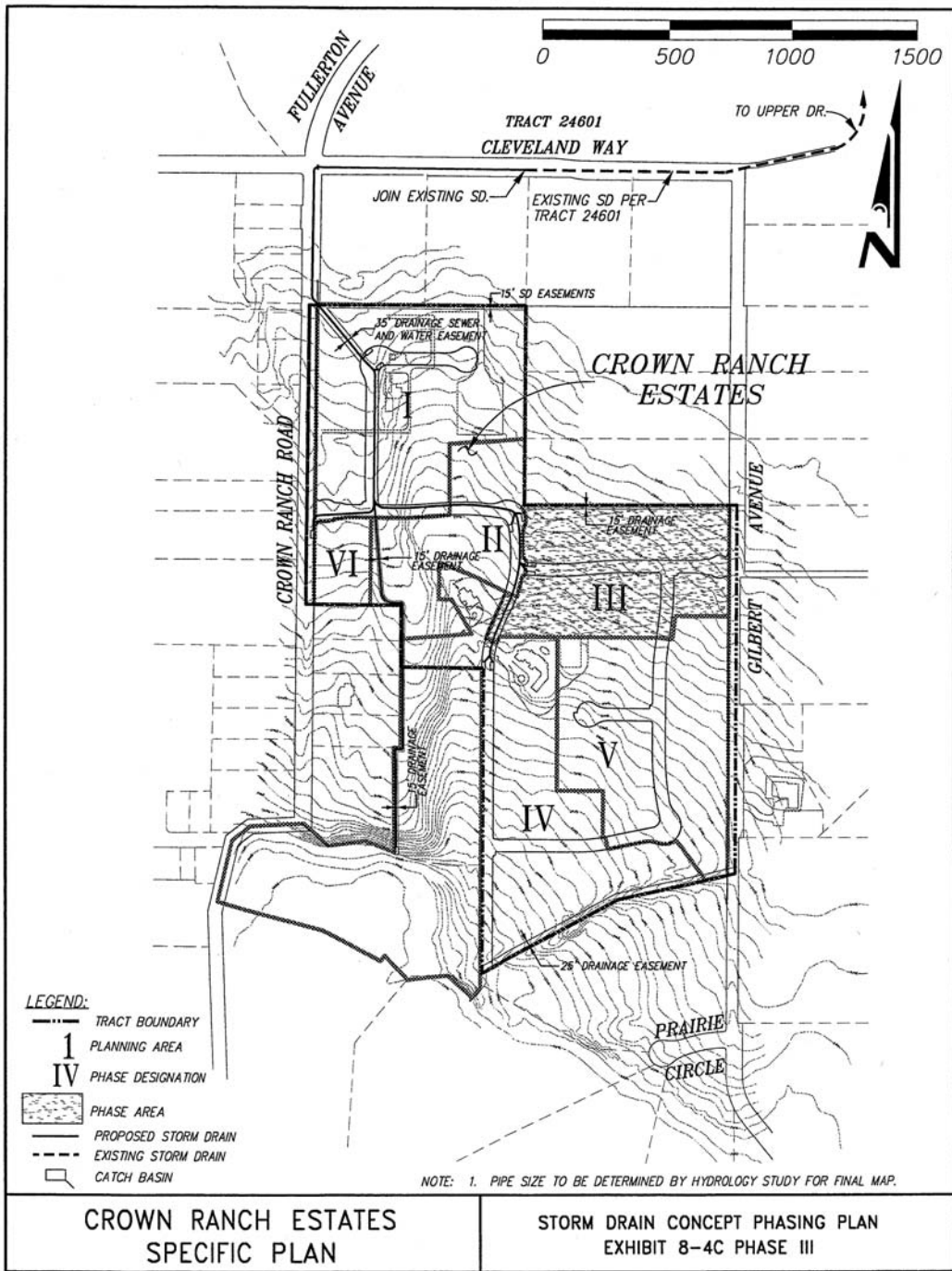


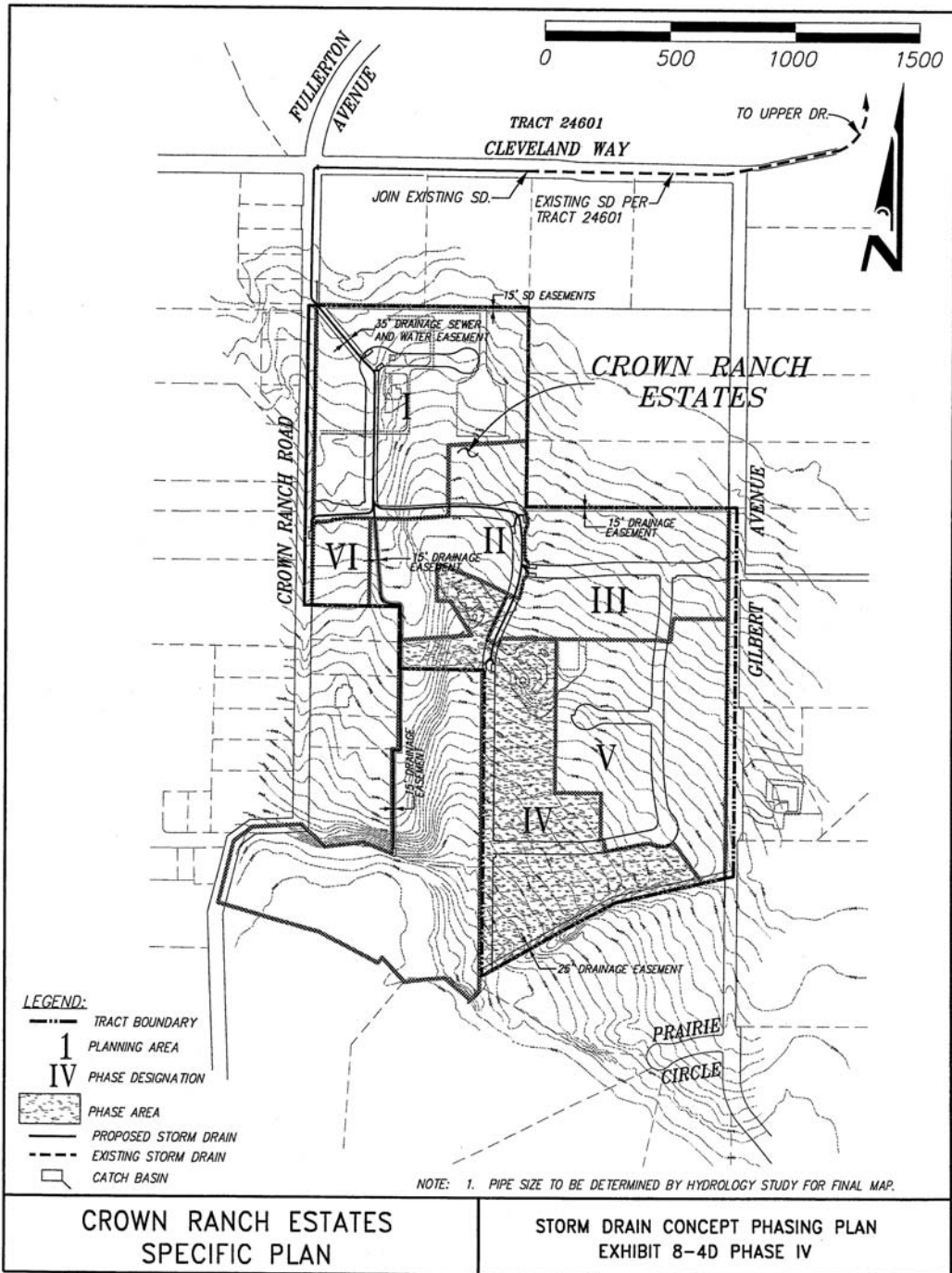


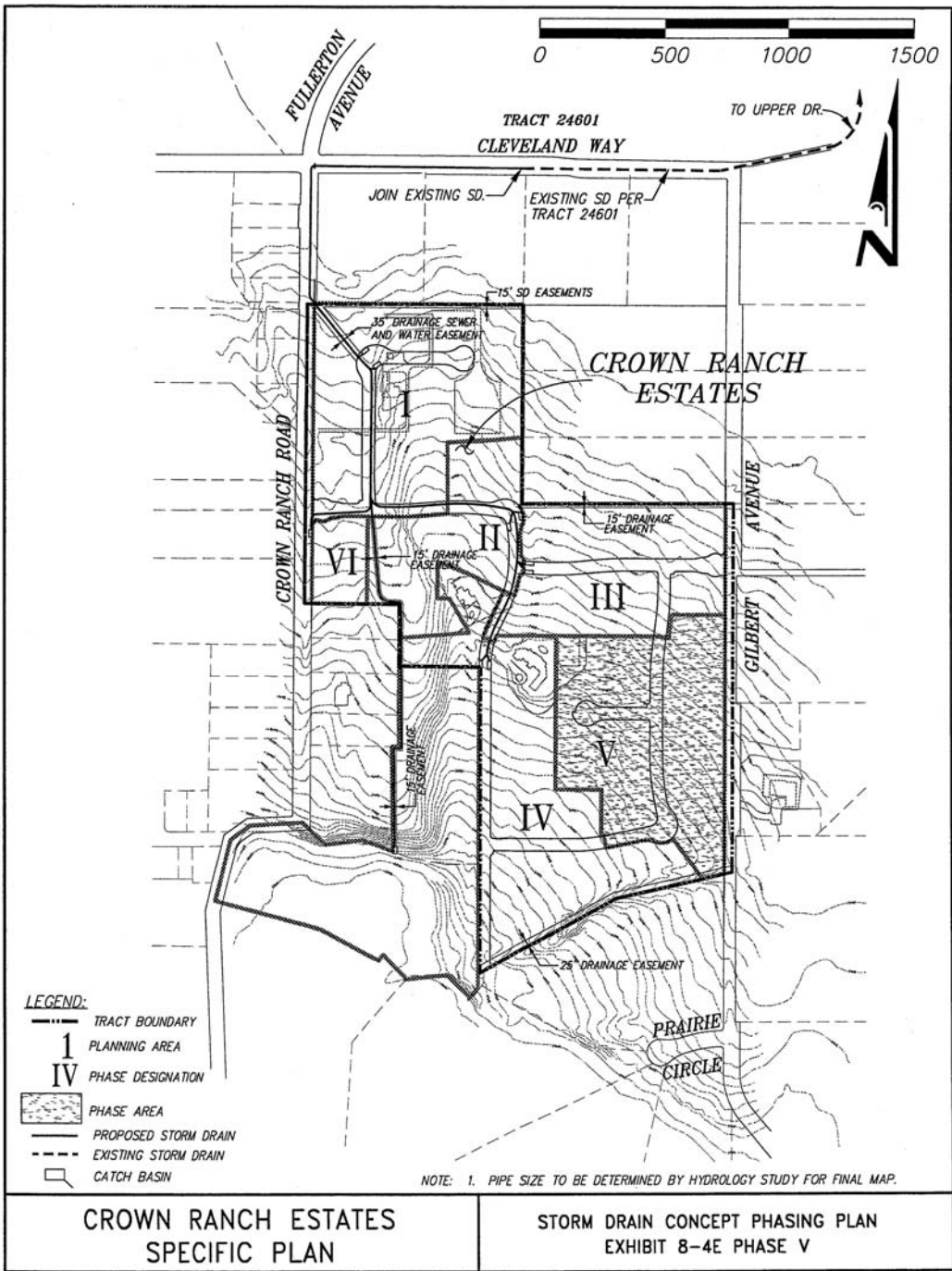


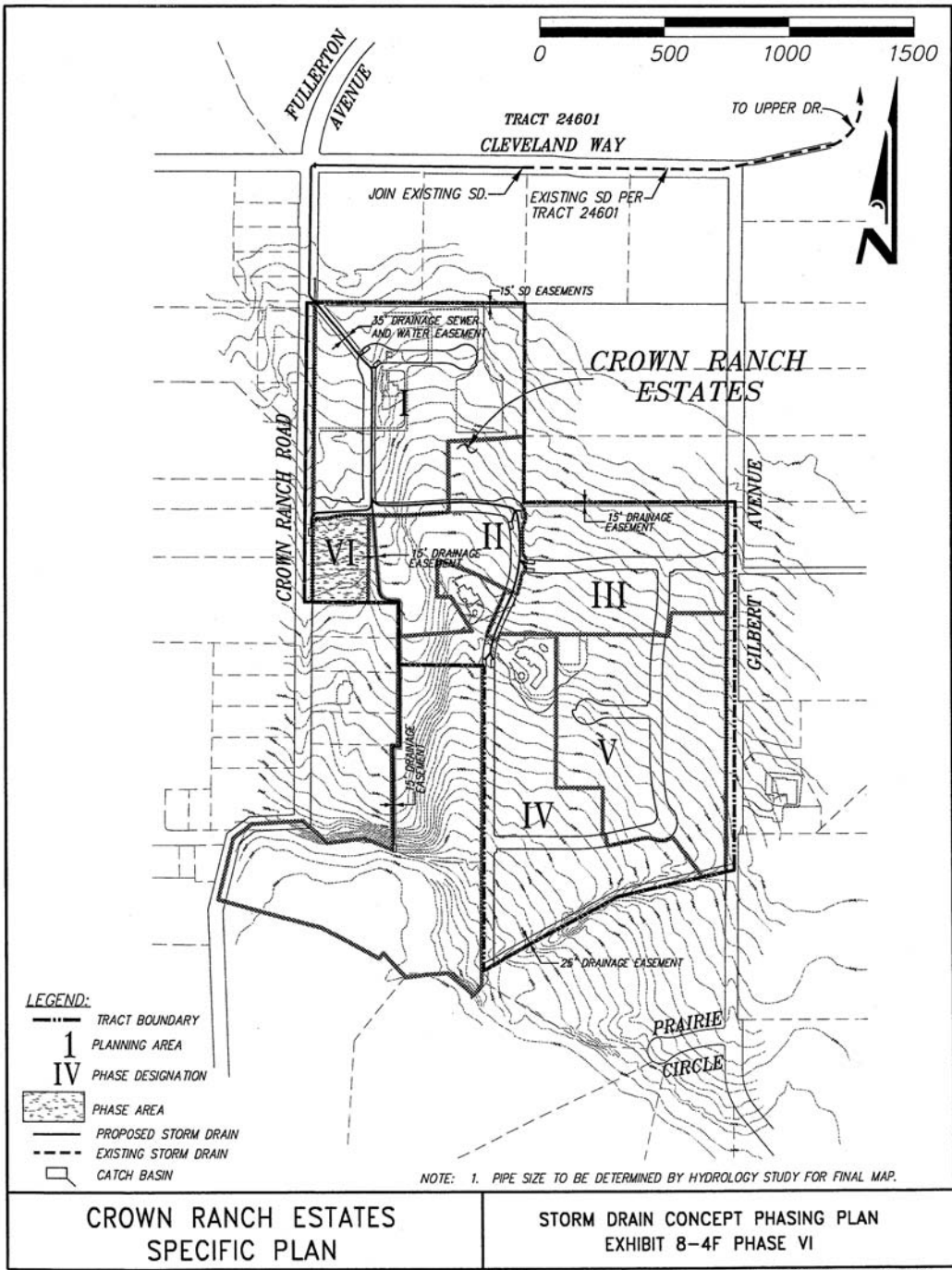


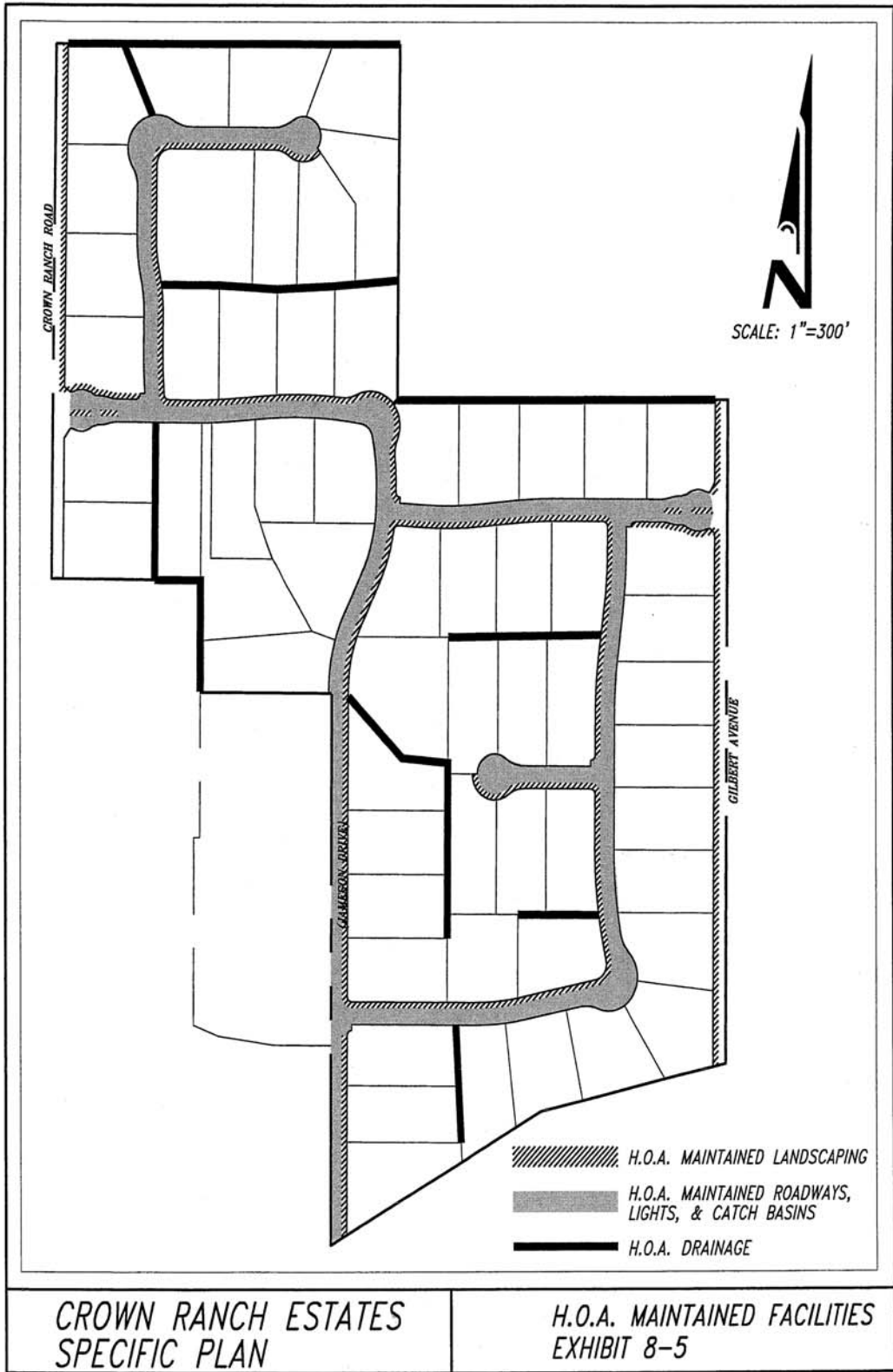




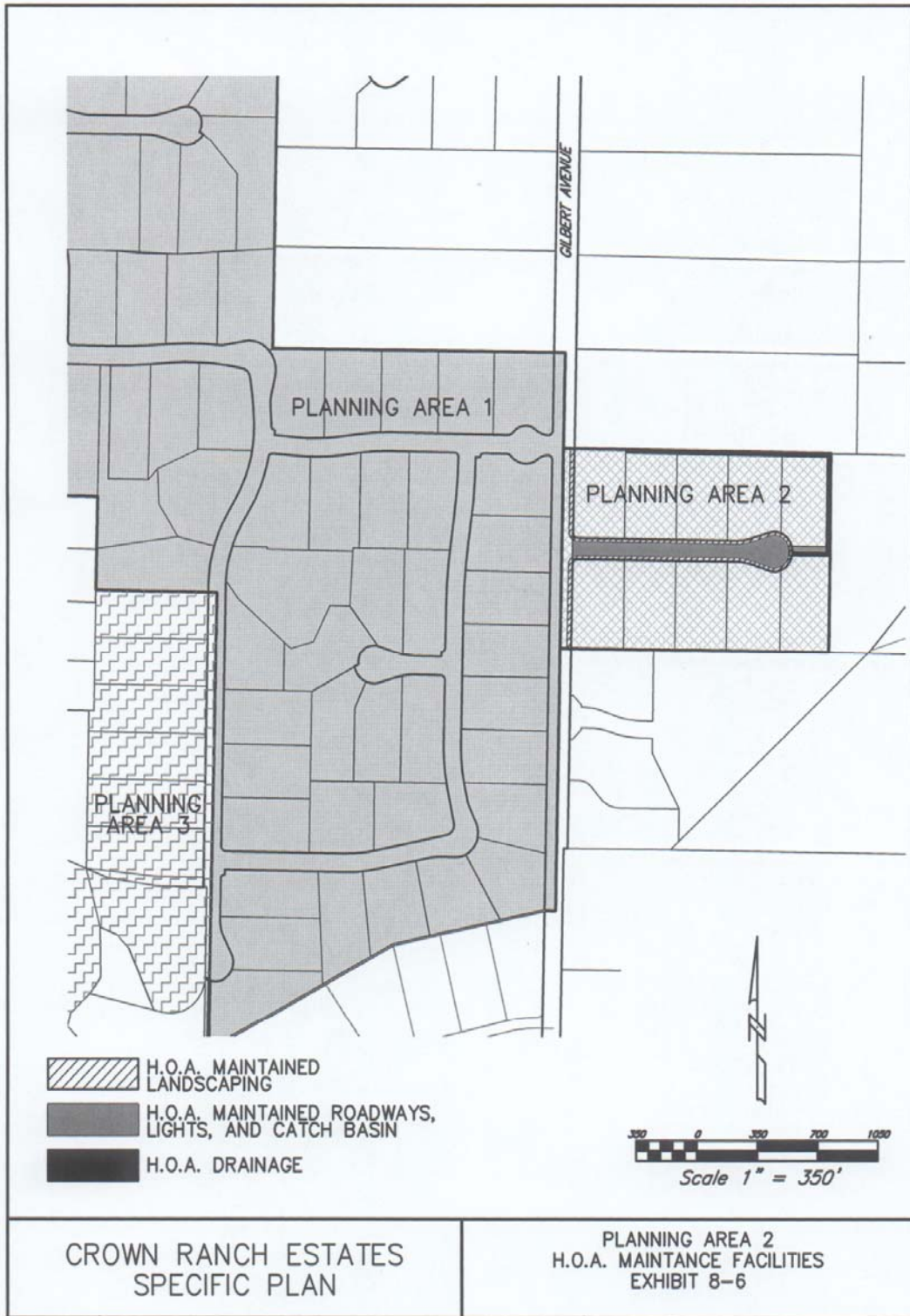












CROWN RANCH ESTATES
SPECIFIC PLAN

PLANNING AREA 2
H.O.A. MAINTANCE FACILITIES
EXHIBIT 8-6

9. IMPLEMENTATION

The Crown Ranch Estates Specific Plan provides for the improvement of required community facilities and the control of future construction standards through the implementation measures provided as an integral part of the Specific Plan. A subdivision map will be subsequently processed which must be found consistent with the provisions of this Specific Plan. The implementation measures provide procedures herein to permit revisions or adjustments in order to provide design and market flexibility to respond to future conditions.

9.1 Specific Plan Amendments

During the course of project development and construction, Specific Plan Amendments may become necessary. It should be understood that while this document attempts to be comprehensive, not all things can be envisioned, and situations change. Therefore, it should be understood that Specific Plan Amendments might be useful to keep the plan current with changes in the housing and construction market. Applications for Specific Plan Amendment shall be made in accordance with CMC Section 17.53.110. Applications shall be considered by the Planning Commission and City Council. The following finding shall be considered for amendments to the Crown Ranch Estates Specific Plan.

1. The plan systematically implements and is consistent with the general plan.
2. The plan provides for the development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications.
3. The plan provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long term needs of the project and/or other area residents, and complements the orderly development of the city beyond the project's boundaries.
4. The plan provides for the appropriate orientation and relationship between land use within and adjacent to the project.

9.2 Administrative Actions

Certain minor changes to provisions in the Specific Plan may be made administratively by the Planning Director, subject to appeal to the Planning Commission and subsequently, the City Council. Such amendments do not require additional environmental review. These changes include but are not limited to:

- a. The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations.
- b. Changes to the community infrastructure, such as drainage, streets, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Specific Plan.
- c. Revisions to the Landscape Guidelines.

- d. Other items determined to be appropriate by the Planning Director.
- e. Infrastructure plan and phasing adjustments.

The Board of Zoning Adjustments shall have the authority to hear and decide applications for modifications to the infrastructure phasing plans. The Board shall be required to make the following findings:

1. That the modification is consistent with the General Plan;
2. That the proposed changes will not adversely affect the implementation of the Specific Plan or the Community Facilities Plan;
3. That it will not be detrimental to the public health, safety and general welfare; and
4. That the proposed modification will not delay the construction of master plan improvements necessary to serve the development.

9.3 Design Review

The architectural and landscape design of any and all construction within the Crown Ranch Estates shall conform to the standards established in Section 5.0, and as subsequently refined through Design Review or Development Plan Review.

All homeowner construction or additions in the RE-35.0 District shall first be approved by the Crown Ranch Estates Homeowners Association Architectural Control Committee, if established through project CC&R's, prior to submission to the City of Corona for permit application. Through the imposition of deed restrictions, each homeowner is bound by the detailed design guidelines established to protect the value and character of the community.

All residential development proposed within the boundaries of SP01-001 shall be reviewed and approved by the Planning Commission and City Council through the Precise Plan review process.

9.4 Final Maps

Multiple tract maps may be processed separately within the Specific Plan area. These maps will conform to the Phasing Plan contained within the Crown Ranch Estates Specific Plan and/or approved modifications thereto.

Similarly multiple final tract maps may be recorded in conformance with the approved phasing plan.